

# **Executive Summary Report**

## **Characteristics Based Market Adjustment for 2002 Assessment Roll**

**Area Name / Number:** Kent and Renton Suburbs - 59

**Previous Physical Inspection:** 2000

### **Sales - Improved Summary:**

Number of Sales: 662

Range of Sale Dates: 1/2000 - 12/2001

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV</b>
<b>2001 Value</b>	\$71,200	\$147,200	\$218,400	\$234,400	93.2%	7.73%
<b>2002 Value</b>	\$74,000	\$159,300	\$233,300	\$234,400	99.5%	7.45%
<b>Change</b>	+\$2,800	+\$12,100	+\$14,900		+6.3%	-0.28%
<b>% Change</b>	+3.9%	+8.2%	+6.8%		+6.8%	-3.62%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.28% and -3.62% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### **Population - Improved Parcel Summary Data:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2001 Value</b>	\$72,600	\$137,900	\$210,500
<b>2002 Value</b>	\$75,800	\$149,200	\$225,000
<b>Percent Change</b>	+4.4%	+8.2%	+6.9%

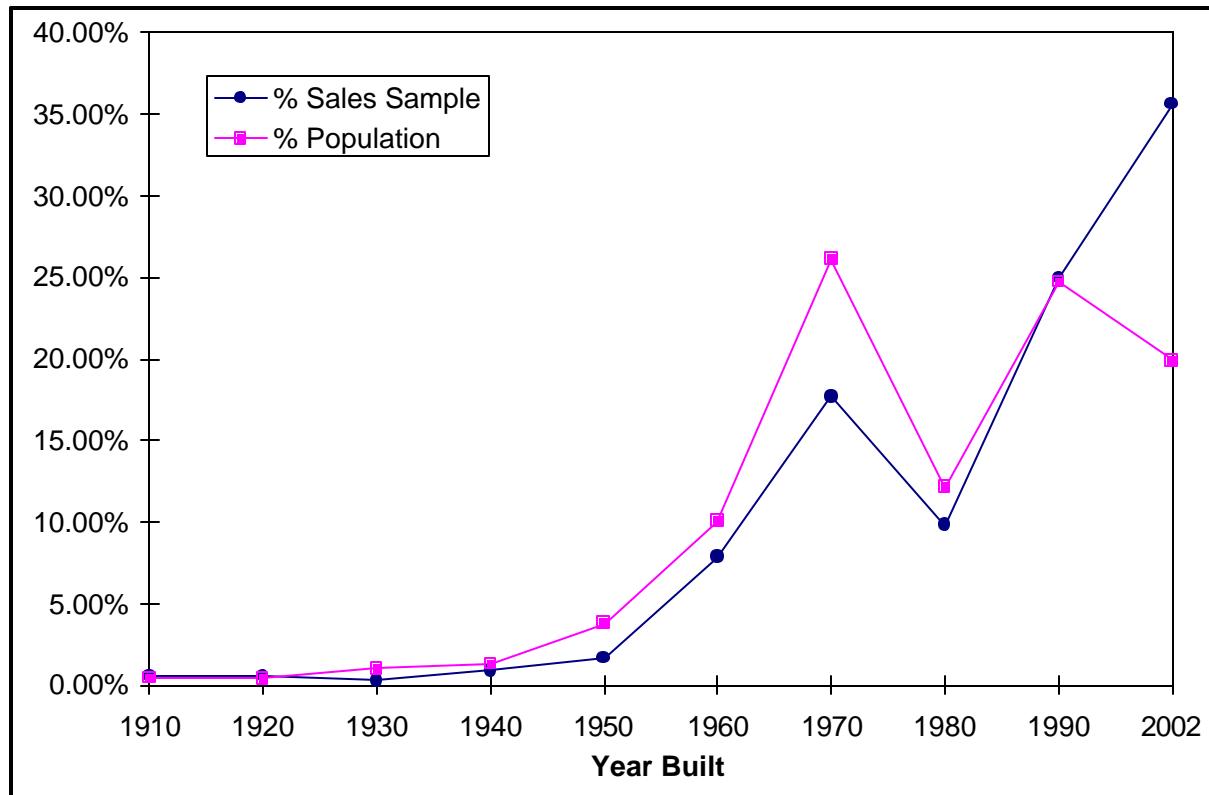
Number of improved Parcels in the Population: 6166

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, all parcels with grade 7 and 8 improvements which were built in the years 2000, 2001, & 2002 had a lower than average assessment ratio (assessed value/sales price) than other properties and were adjusted upward more than other properties in this area; however, major 073940 (Benson Hill) subdivision required a slightly smaller upward adjustment than the other grade 8, 2000 built homes in the area. Grade 7 ramblers with basements built between 1961 and 1970 also required a greater upward adjustment than other properties in this area. Improvements that were 1-1/2 stories in design were found to have a higher than average assessment ratio and were adjusted slightly downward to improve the equalization in the area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

### **Sales Sample Representation of Population - Year Built**

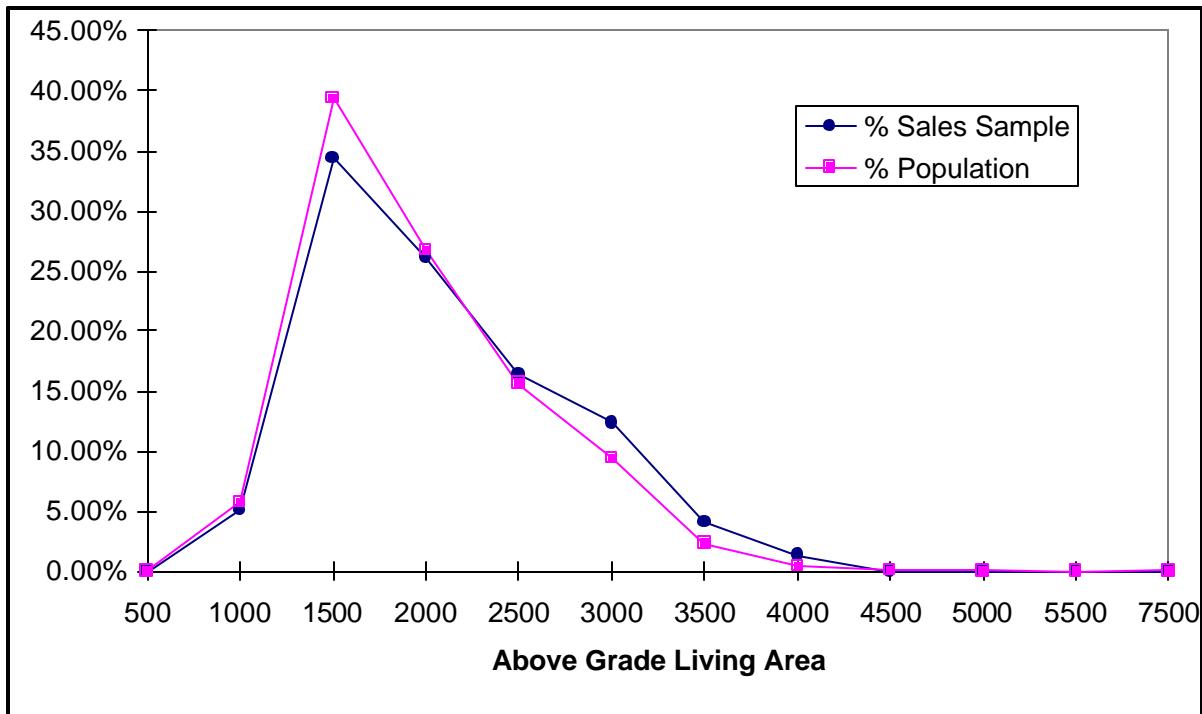
<b>Sales Sample</b>			<b>Population</b>		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	4	0.60%	1910	29	0.47%
1920	4	0.60%	1920	26	0.42%
1930	2	0.30%	1930	63	1.02%
1940	6	0.91%	1940	83	1.35%
1950	11	1.66%	1950	236	3.83%
1960	52	7.85%	1960	620	10.06%
1970	117	17.67%	1970	1610	26.11%
1980	65	9.82%	1980	748	12.13%
1990	165	24.92%	1990	1525	24.73%
2002	236	35.65%	2002	1226	19.88%
	662			6166	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

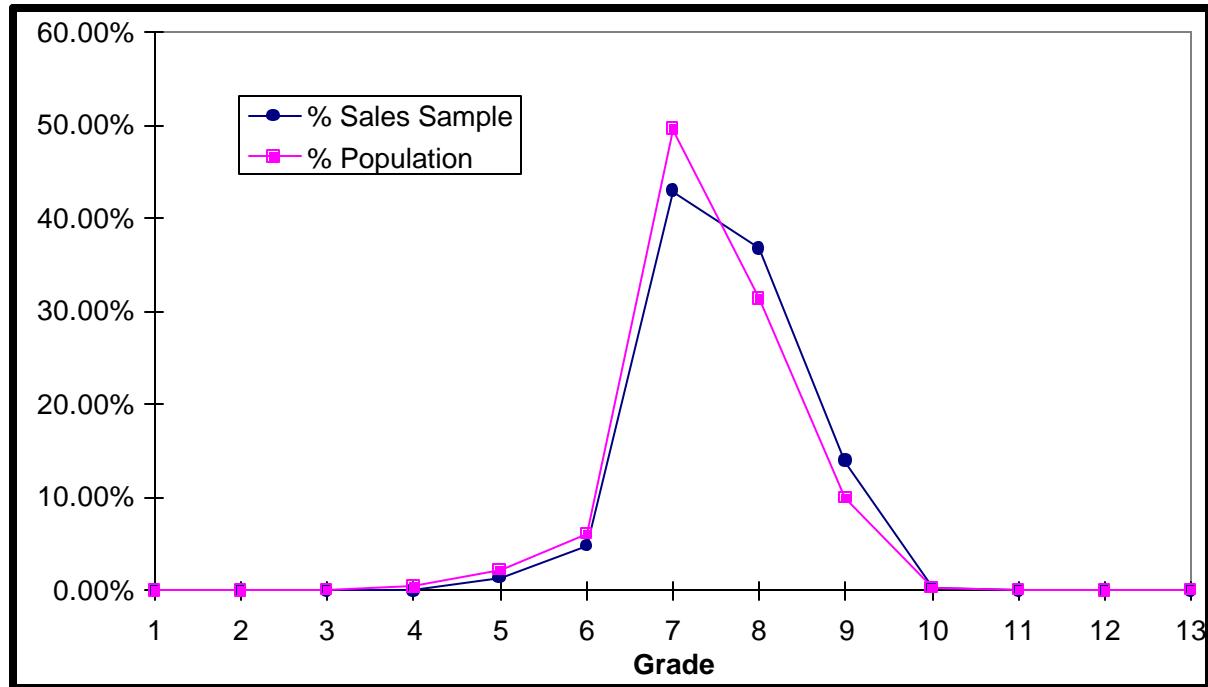
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.03%
1000	34	5.14%	1000	356	5.78%
1500	228	34.44%	1500	2429	39.41%
2000	173	26.13%	2000	1650	26.77%
2500	109	16.47%	2500	965	15.66%
3000	82	12.39%	3000	581	9.43%
3500	27	4.08%	3500	145	2.35%
4000	9	1.36%	4000	27	0.44%
4500	0	0.00%	4500	5	0.08%
5000	0	0.00%	5000	3	0.05%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
	662			6164	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

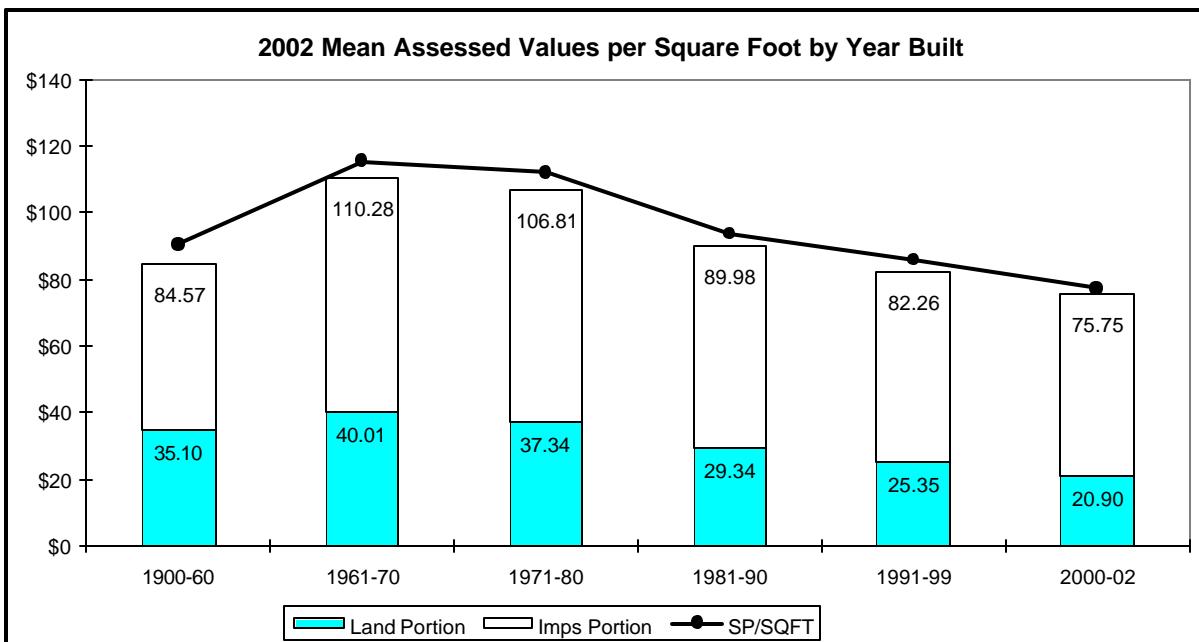
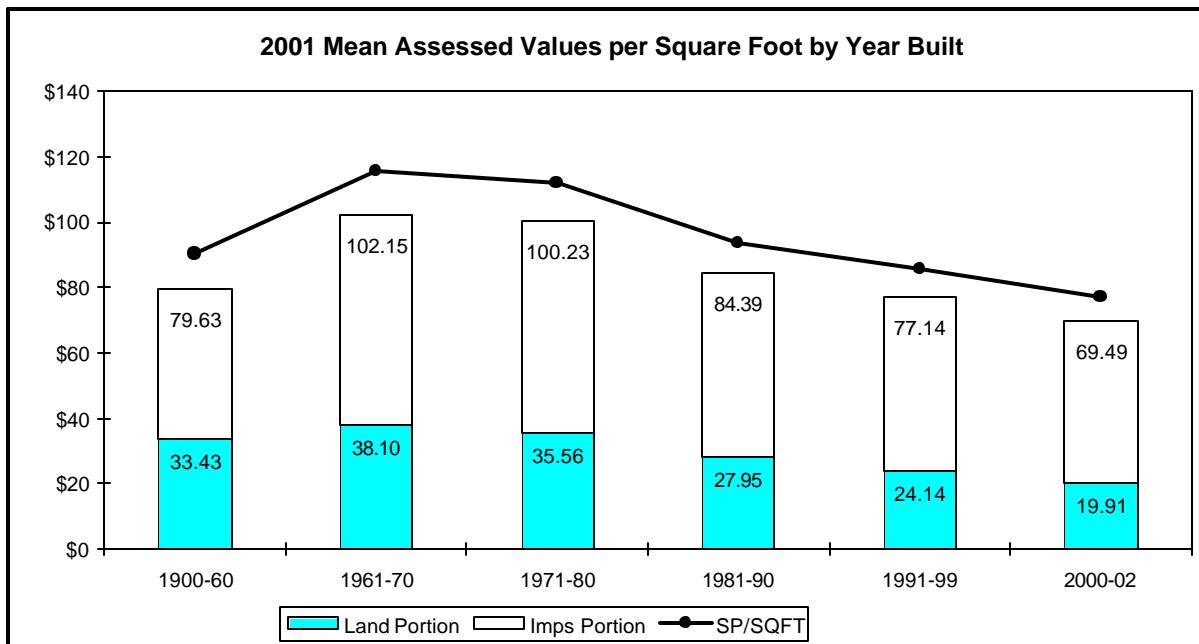
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.03%
4	0	0.00%	4	26	0.42%
5	9	1.36%	5	134	2.17%
6	32	4.83%	6	375	6.08%
7	284	42.90%	7	3054	49.53%
8	243	36.71%	8	1934	31.37%
9	92	13.90%	9	611	9.91%
10	2	0.30%	10	21	0.34%
11	0	0.00%	11	6	0.10%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	2	0.03%
	662			6166	



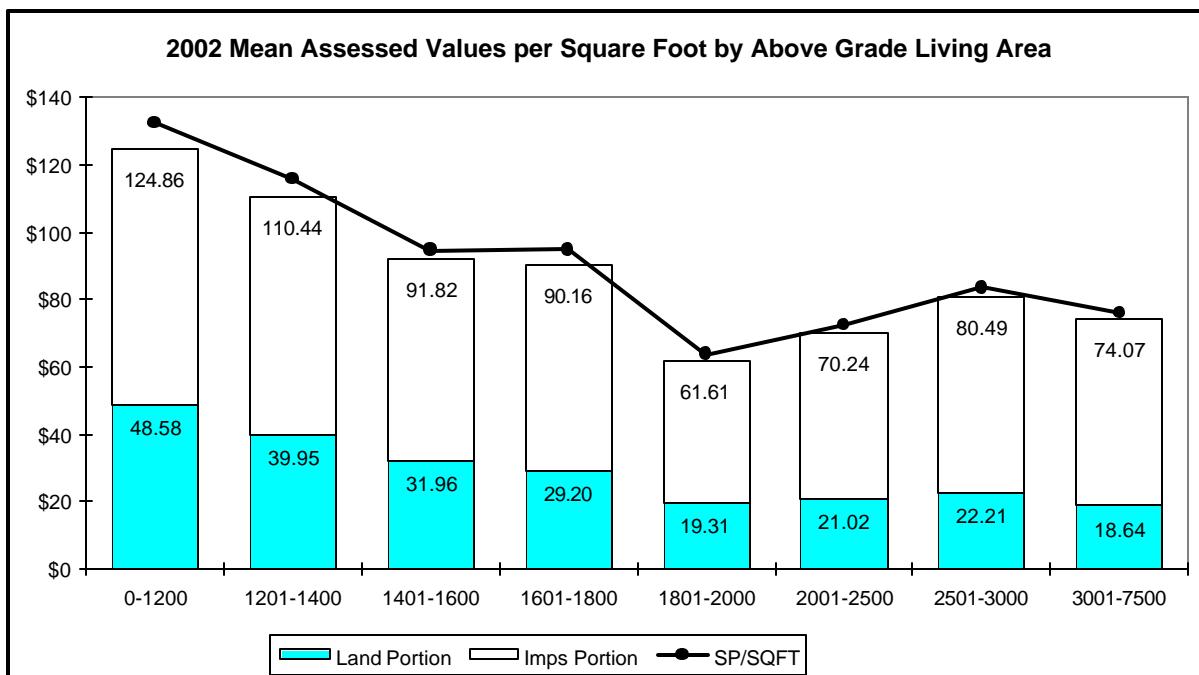
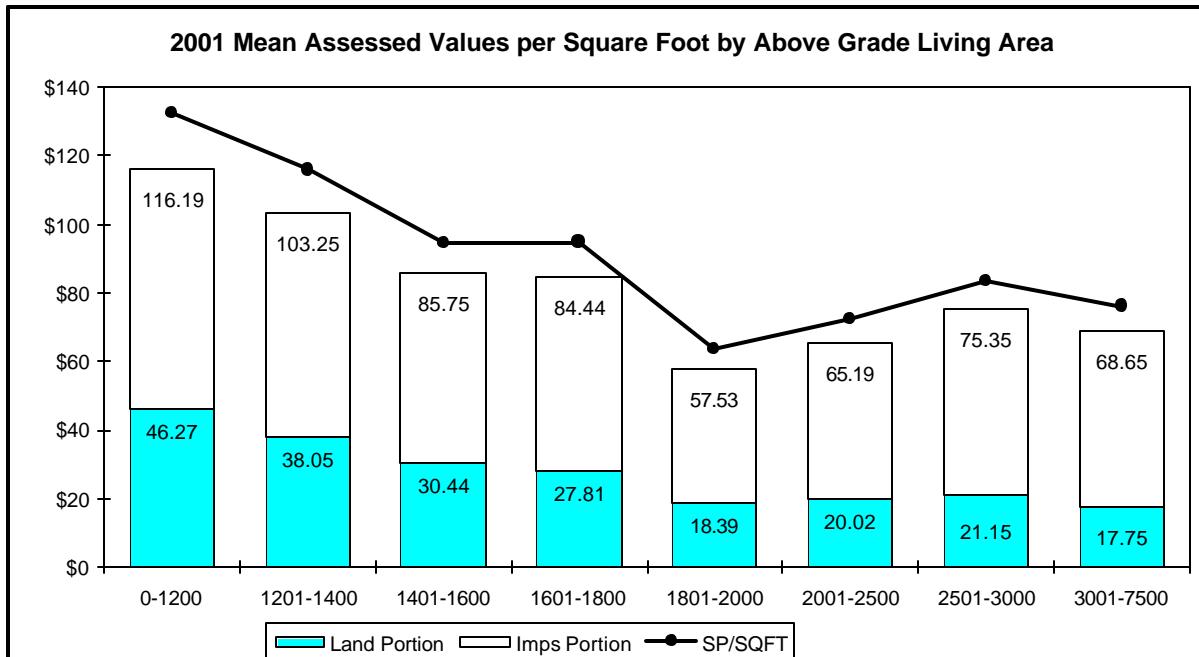
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



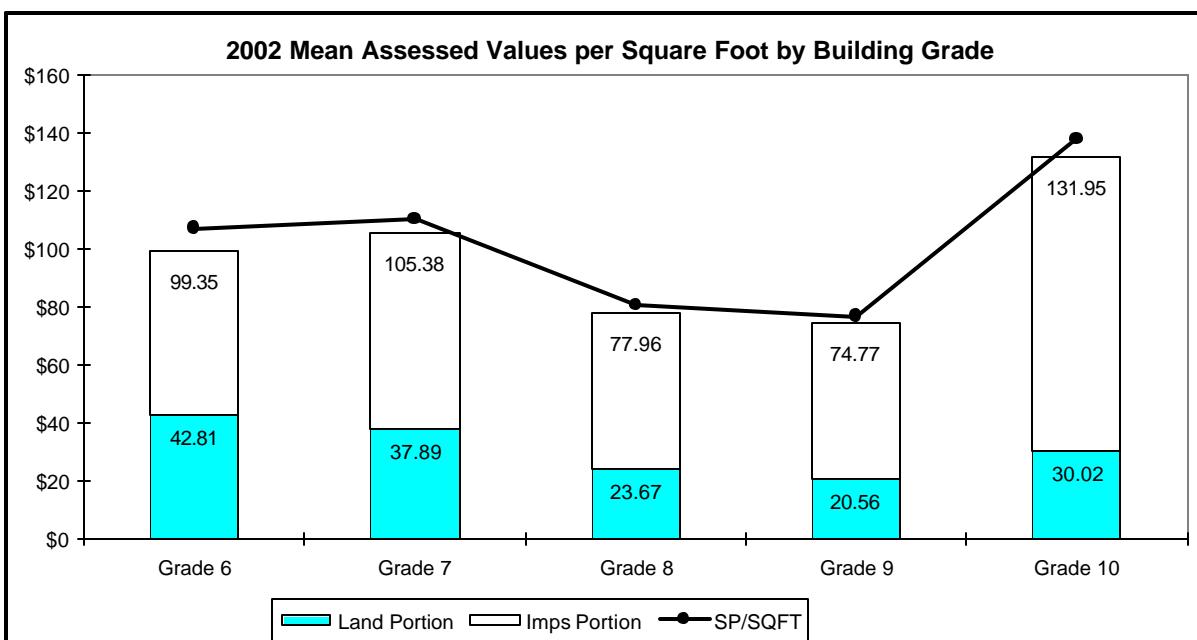
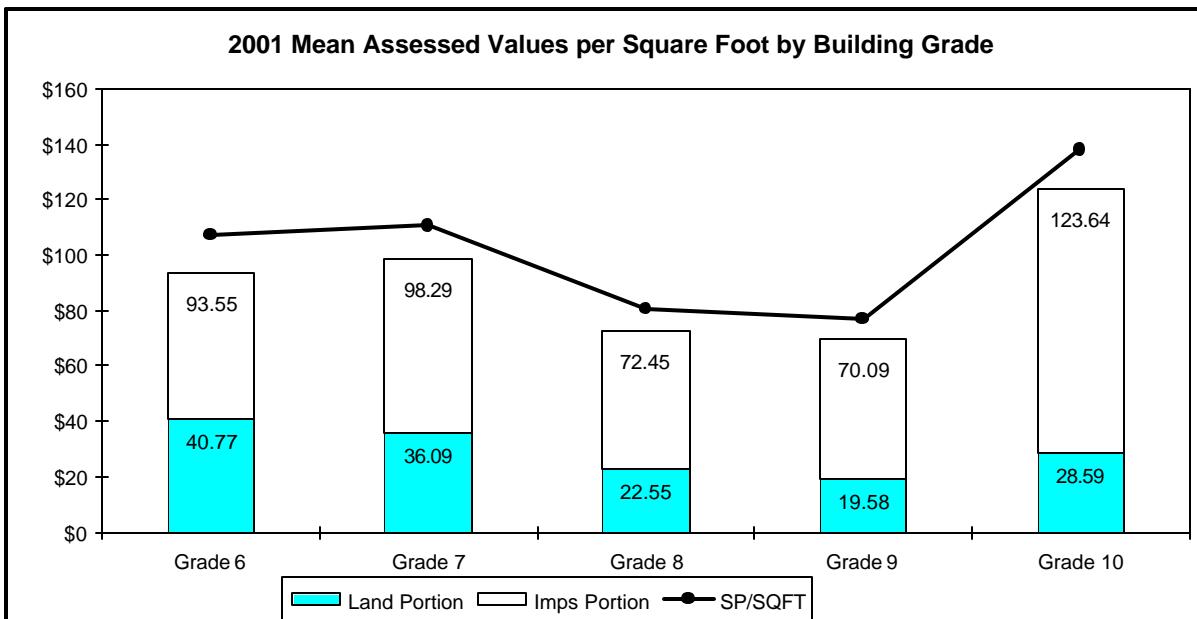
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2001 and 2002 Per Square Foot Values  
by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

Based on the 5 usable land sales available and an analysis of improved sales using an allocation method, an overall market adjustment was derived. This resulted in an overall 4.4% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.05, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 662 usable residential sales in the area.*

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

## **Improved Parcel Update (continued)**

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, all parcels with grade 7 and 8 improvements which were built in the years 2000, 2001, & 2002 had a lower than average assessment ratio (assessed value/sales price) than other properties and were adjusted upward more than other properties in this area; however, Major 073940 (Benson Hill) subdivision required a slightly smaller upward adjustment than the other grade 8, 2000 built homes in the area. Grade 7 ramblers with basements built between 1961 and 1970 also required a greater upward adjustment than other properties in this area. Improvements that were 1-1/2 stories in design were found to have a higher than average assessment ratio and were adjusted slightly downward to improve the equalization in the area.

The derived adjustment formula is:

**2002 Total Value** = 2001 Total Value / ((0.9359421) + (0.1181974 if in Major 073940) + (-0.05323006 if Grade 7 & 8 and built after 1999) + (0.0451133 if 1-1/2 Story) + (-0.03620678 if it is a Grade 7, Rambler with a basement and built from 1961 thru 1970))

The resulting total value is rounded down to the next \$1,000, then:  
2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

*Other:*

- If multiple houses exist on a parcel, the overall improvement % change indicated by the sales sample is used to arrive at new total value 2002 Land Value + (Previous Improvement Value \* 1.082) rounded down.
- If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, then the overall improvement % change as indicated by the sales sample is used to arrive at a new total value. 2002 Land Value + (Previous Improvement Value \* 1.082) rounded down.
- If vacant parcels (no improvement value,) only the land adjustments applies.
- If land values or improvements are \$10,000 or less, there is no change from previous value.
- If a parcel is coded “No Perc” (Sewer System =3), there is no change from previous land value.
- If an improvement is coded “% Net Condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustments applies).
- If residential properties exist on commercially zoned land, the properties will be valued using the overall basic adjustment indicated by the sales sample.

## **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall improvement % change indicated by the sales sample. **“2002 Total Value = 2002 Land Value + (Previous Improvement Value x 1.082) (rounded down)”**. The resulting improvement value is calculated as follows:

2002 Total Value = 2002 Land Value plus 2002 Improvement Value

## **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 59 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

6.84%

<b>Major 073940</b>	<b>Yes</b>
% Adjustment	-11.98%
<b>Grade 7,8/Yr.Blt=&gt;2000</b>	<b>Yes</b>
% Adjustment	6.44%
<b>1-1/2 Story Imp</b>	<b>Yes</b>
% Adjustment	-4.91%
<b>Grade 7, 1 Sty w/Bsmt,Yr.Blt 1961-1970</b>	<b>Yes</b>
% Adjustment	4.30%

### **Comments**

All improved parcels adjusted by this model will receive the overall adjustment of 6.84%.

For instance, a grade 7 or 8 improvement that was built in 2000,2001, or 2002 and not located in Major 073940, would receive approximately a 13.28% upward adjustment (6.84% + 6.44%). If the home is located in Major 073940 which had a higher assessment level, then the upward adjustment would be approximately 1.3% (6.84% + 6.44% - 11.98%).

1-1/2 story homes will receive approximately a 1.93% upward adjustment (6.84% - 4.91%).

Grade 7 improvements that are ramblers with basements and built between 1961-1970 will receive approximately a 11.14% adjustment (6.84% + 4.30%).

86% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 59 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
073940	Benson Hill	30	39	76.9%	NE-32-23-05	6	8	2000	SE 178th St and 112th Ave SE

## Area 59 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.5%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	9	0.937	0.994	6.0%	0.913	1.075
6	32	0.918	0.974	6.1%	0.938	1.010
7	284	0.920	0.985	7.1%	0.976	0.994
8	243	0.939	1.003	6.8%	0.994	1.011
9	92	0.944	1.008	6.8%	0.995	1.022
10	2	0.891	0.952	6.9%	0.390	1.514
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1960	76	0.938	0.995	6.1%	0.975	1.016
1961-1970	116	0.911	0.982	7.8%	0.968	0.997
1971-1980	64	0.929	0.991	6.7%	0.971	1.011
1981-1990	168	0.938	1.001	6.7%	0.990	1.012
1991-1999	144	0.932	0.995	6.7%	0.983	1.006
>=2000	94	0.938	1.004	7.0%	0.992	1.015
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	2	0.994	1.006	1.3%	0.594	1.419
Average	481	0.934	0.998	6.9%	0.992	1.004
Good	166	0.925	0.990	7.0%	0.977	1.003
Very Good	13	0.917	0.973	6.2%	0.935	1.012
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	333	0.921	0.987	7.2%	0.979	0.996
1.5	9	0.980	0.995	1.6%	0.963	1.028
2	320	0.939	1.003	6.7%	0.995	1.010
Major 073940	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	632	0.929	0.996	7.2%	0.990	1.002
Y	30	1.001	0.996	-0.4%	0.985	1.007
Grade 7&8 Yr.Blt=>2000	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0	598	0.932	0.996	6.8%	0.990	1.002
1	64	0.929	0.996	7.1%	0.981	1.010

## Area 59 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.5%.

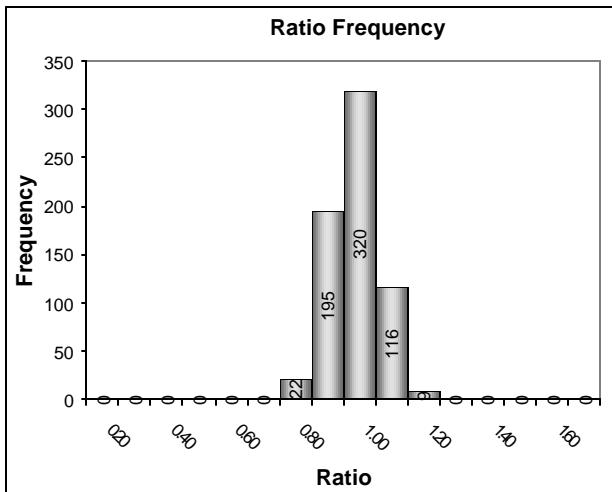
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
<1000		34	0.920	0.985	7.1%	0.951	1.018
1001-1500		228	0.919	0.986	7.3%	0.976	0.996
1501-2000		173	0.943	0.998	5.9%	0.987	1.009
2001-2500		109	0.943	1.009	7.1%	0.997	1.022
2501-3000		82	0.930	0.995	7.0%	0.980	1.011
3001-4000		36	0.930	1.001	7.6%	0.978	1.024
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N		619	0.933	0.996	6.8%	0.990	1.002
Y		43	0.916	0.992	8.3%	0.969	1.015
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
N		662	0.932	0.995	6.9%	0.990	1.002
Grade 7, 1StywBsmt YrBlt 1961-1970		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
0		573	0.935	0.998	6.7%	0.992	1.004
1		89	0.903	0.977	8.2%	0.961	0.994
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
1		145	0.915	0.985	7.7%	0.973	0.998
2		300	0.936	1.004	7.2%	0.995	1.012
6		217	0.937	0.992	5.9%	0.982	1.002
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
<3000-5000		58	0.944	0.992	5.0%	0.979	1.004
5001-8000		192	0.935	0.999	6.9%	0.989	1.008
8001-12000		277	0.925	0.992	7.3%	0.983	1.002
12001-16000		60	0.931	1.001	7.5%	0.977	1.025
16001-22000		30	0.944	1.007	6.6%	0.971	1.043
22001-30000		18	0.949	1.008	6.3%	0.977	1.039
30001-43559		7	0.931	0.994	6.7%	0.914	1.073
1AC-3AC		20	0.929	0.988	6.4%	0.947	1.029

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> SE / Team - 2	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 8/6/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 59 - Kent & Renton Suburbs	<b>Appr ID:</b> JMET	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 662			
<b>Mean Assessed Value</b>	218,400		
<b>Mean Sales Price</b>	234,400		
<b>Standard Deviation AV</b>	53,863		
<b>Standard Deviation SP</b>	58,480		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.935		
<b>Median Ratio</b>	0.935		
<b>Weighted Mean Ratio</b>	0.932		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.717		
<b>Highest ratio:</b>	1.132		
<b>Coefficient of Dispersion</b>	6.17%		
<b>Standard Deviation</b>	0.072		
<b>Coefficient of Variation</b>	7.73%		
<b>Price Related Differential (PRD)</b>	1.004		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.928		
<i>Upper limit</i>	0.942		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.930		
<i>Upper limit</i>	0.941		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6166		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.072		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	662		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	332		
# ratios above mean:	330		
Z:	0.078		
<b>Conclusion:</b>	Normal*		
*i.e. no evidence of non-normality			



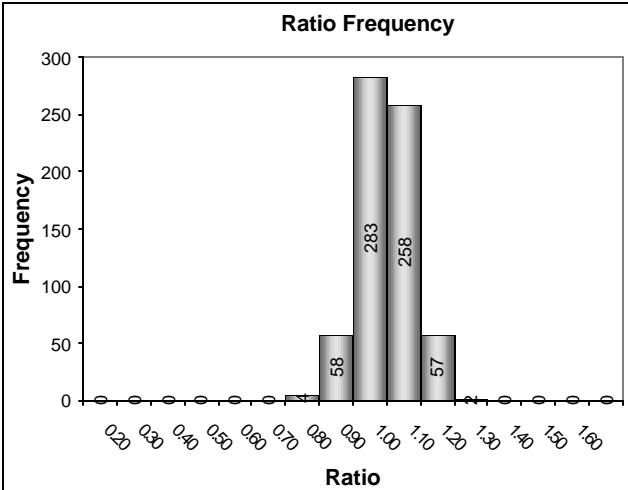
### COMMENTS:

Single Family Residences throughout area 59

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> SE / Team - 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 8/6/2002	<b>Sales Dates:</b> 1/2000 - 12/2001								
<b>Area</b> <b>59 - Kent &amp; Renton Suburbs</b>	<b>Appr ID:</b> JMET	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No								
<b>SAMPLE STATISTICS</b>											
<p><b>Sample size (n)</b> 662</p> <p><b>Mean Assessed Value</b> 233,300</p> <p><b>Mean Sales Price</b> 234,400</p> <p><b>Standard Deviation AV</b> 58,155</p> <p><b>Standard Deviation SP</b> 58,480</p>											
<b>ASSESSMENT LEVEL</b>											
<p><b>Arithmetic Mean Ratio</b> 0.998</p> <p><b>Median Ratio</b> 0.996</p> <p><b>Weighted Mean Ratio</b> 0.995</p>											
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.765</p> <p><b>Highest ratio:</b> 1.209</p> <p><b>Coefficient of Dispersion</b> 5.84%</p> <p><b>Standard Deviation</b> 0.074</p> <p><b>Coefficient of Variation</b> 7.45%</p> <p><b>Price Related Differential (PRD)</b> 1.002</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.990</td> </tr> <tr> <td><b>Upper limit</b></td> <td>1.004</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.992</td> </tr> <tr> <td><b>Upper limit</b></td> <td>1.003</td> </tr> </table>				<b>Lower limit</b>	0.990	<b>Upper limit</b>	1.004	<b>Lower limit</b>	0.992	<b>Upper limit</b>	1.003
<b>Lower limit</b>	0.990										
<b>Upper limit</b>	1.004										
<b>Lower limit</b>	0.992										
<b>Upper limit</b>	1.003										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>N (population size)</b> 6166</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.074</p> <p><b>Recommended minimum:</b> 9</p> <p><b>Actual sample size:</b> 662</p> <p><b>Conclusion:</b> OK</p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td># ratios below mean:</td> <td>339</td> </tr> <tr> <td># ratios above mean:</td> <td>323</td> </tr> <tr> <td><b>Z:</b></td> <td>0.622</td> </tr> </table> <p><b>Conclusion:</b> Normal*</p>				# ratios below mean:	339	# ratios above mean:	323	<b>Z:</b>	0.622		
# ratios below mean:	339										
# ratios above mean:	323										
<b>Z:</b>	0.622										
<p>*i.e. no evidence of non-normality</p>											



### COMMENTS:

Single Family Residences throughout area 59

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	722200	0318	09/18/01	147000	870	0	5	1956	5	8260	N	N	1517 MORRIS AV S
1	722200	0096	12/11/00	150000	970	0	5	1940	3	20930	N	N	702 S 23RD ST
1	722200	0096	6/26/00	130000	970	0	5	1940	3	20930	N	N	702 S 23RD ST
1	334040	1476	02/24/00	170000	1010	0	5	1940	4	10050	N	N	1814 DAVIS AV S
1	723160	0280	06/14/01	167500	800	0	6	1940	4	4000	N	N	1405 MORRIS AV S
1	334040	1170	06/14/01	154000	810	240	6	1959	4	11570	Y	N	1521 LAKE AV S
1	722927	0020	09/25/00	169000	870	0	6	1900	3	4993	N	N	728 S 19TH ST
1	334040	1190	05/05/00	170000	890	0	6	1932	4	10058	N	N	1503 LAKE AV S
1	722200	0163	12/20/00	187000	920	860	6	1970	3	7760	N	N	2215 TALBOT RD S
1	008700	0228	08/15/01	168000	990	0	6	1962	3	13350	N	N	16609 BENSON RD S
1	008700	0201	11/8/00	150500	1170	0	6	1947	4	19684	N	N	17004 105TH AV SE
1	722928	0100	6/14/01	192500	1340	0	6	1913	4	16829	N	N	2212 TALBOT RD S
1	034800	0160	6/30/00	152000	1390	0	6	1950	4	10350	N	N	605 S 18TH ST
1	722200	0280	10/22/01	198500	1600	0	6	1908	5	8164	N	N	513 S 15TH ST
1	889870	0800	08/11/00	202007	880	310	7	1981	3	7700	N	N	1019 S 22ND CT
1	889870	0850	12/1/00	190000	890	480	7	1984	3	11100	N	N	2208 WELLS CT S
1	889870	0760	11/9/00	182000	990	310	7	1981	3	7700	N	N	1120 S 22ND CT
1	889870	0650	4/24/00	198000	990	390	7	1981	4	7560	N	N	2111 WELLS CT S
1	034800	0080	03/21/00	216500	1110	310	7	1967	5	6900	N	N	613 S 17TH ST
1	334040	1130	05/02/01	200000	1110	550	7	1978	4	19780	N	N	1737 LAKE AV S
1	889920	0720	08/03/00	217500	1180	290	7	1973	4	7857	N	N	802 S 28TH CT
1	889870	0110	12/17/01	226500	1190	0	7	1987	3	11050	N	N	2815 MILL AV S
1	889870	0600	12/15/01	215000	1190	420	7	1987	3	9280	N	N	901 S 23RD ST
1	334040	1290	8/9/00	155000	1200	0	7	1955	4	14700	N	N	1713 DAVIS AV S
1	889900	0220	07/27/00	195500	1220	300	7	1968	4	8075	N	N	2604 MORRIS AV S
1	722200	0326	05/23/00	189950	1240	0	7	1961	4	11880	N	N	1612 SHATTUCK AV S
1	889870	0910	07/18/01	221000	1240	290	7	1983	3	8364	N	N	1112 S 23RD ST
1	889920	0150	09/20/01	200000	1240	500	7	1975	4	7500	N	N	1007 S 31ST CT

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	889921	0030	01/19/01	201000	1260	0	7	1983	3	9525	Y	N	2715 WHITWORTH AV S
1	855860	0160	05/19/00	220000	1300	1120	7	1976	4	9161	N	N	3704 MORRIS AV S
1	855860	0090	03/24/00	196700	1300	400	7	1976	3	7825	N	N	3508 MORRIS AV S
1	889900	0280	07/28/00	176725	1300	0	7	1968	4	7650	N	N	612 S 25TH ST
1	334040	1571	04/21/00	205000	1340	370	7	1958	3	12525	N	N	234 S 15TH ST
1	889870	0870	3/14/00	165000	1350	0	7	1984	3	9800	N	N	1012 S 23RD ST
1	889920	0490	12/17/01	215000	1370	570	7	1974	4	12650	N	N	936 S 29TH CT
1	761680	0120	04/27/00	174000	1370	0	7	1963	4	9600	N	N	9630 S 178TH ST
1	889870	0300	04/20/01	219950	1380	780	7	1984	3	8690	N	N	2514 MILL AV S
1	889921	0520	05/19/00	225000	1390	550	7	1983	3	14560	N	N	617 S 30TH PL
1	889870	1180	12/27/00	260000	1390	1000	7	1983	3	8400	Y	N	2801 CEDAR AV S
1	322305	9298	07/06/00	235000	1400	0	7	1957	4	64033	N	N	18414 102ND AV SE
1	722200	0161	03/27/00	193500	1410	0	7	1970	4	9860	N	N	2226 SHATTUCK AV S
1	334040	1365	07/09/01	172000	1420	0	7	1956	4	14700	N	N	1704 LAKE AV S
1	334040	1370	05/10/00	169500	1420	0	7	1955	4	14700	N	N	1628 LAKE AV S
1	761680	0280	04/27/00	195000	1420	400	7	1976	3	11440	N	N	17818 97TH AV S
1	855860	0145	5/16/01	185500	1430	0	7	1977	4	8700	N	N	3709 MORRIS AV S
1	808335	0020	07/26/01	194000	1440	0	7	1996	3	2700	N	N	407 S 51ST CT
1	808335	0140	08/27/01	190000	1440	0	7	1996	3	3745	N	N	529 S 51ST CT
1	889910	0330	08/31/00	180500	1440	0	7	1969	4	11040	N	N	2528 BURNETT CT S
1	808335	0110	06/06/01	187000	1440	0	7	1996	3	3898	N	N	507 S 51ST CT
1	808335	0200	3/1/00	180000	1440	0	7	1996	3	2712	N	N	564 S 51ST CT
1	889910	0060	10/05/00	200000	1470	0	7	1971	4	7420	N	N	765 S 27TH ST
1	889910	0150	1/26/01	160000	1470	0	7	1971	4	7500	N	N	818 S 27TH ST
1	008700	0005	05/15/00	185000	1510	0	7	1965	4	12953	N	N	16431 BENSON RD S
1	889870	1110	03/28/00	266000	1520	0	7	1987	3	7500	Y	N	2911 CEDAR AV S
1	889921	0200	01/27/00	274800	1610	1000	7	1979	4	14784	N	N	511 S 31ST ST
1	808335	0090	07/12/00	209500	1620	0	7	1995	3	3167	N	N	455 S 51ST CT
1	808335	0130	01/17/00	207500	1660	0	7	1996	3	4435	N	N	521 S 51ST CT

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	808335	0130	10/25/00	207000	1660	0	7	1996	3	4435	N	N	521 S 51ST CT
1	808335	0210	05/07/01	196500	1660	0	7	1996	3	2712	N	N	562 S 51ST CT
1	808335	0010	7/6/00	185500	1660	0	7	1996	3	3565	N	N	401 S 51ST CT
1	008700	0214	12/24/01	223000	1670	0	7	1991	3	15503	N	N	10526 SE 172ND ST
1	889910	0360	10/2/00	180000	1780	0	7	1969	4	8023	N	N	750 S 25TH ST
1	322305	9231	02/12/01	220000	1790	0	7	1983	3	14239	N	N	18850 103RD CT SE
1	507000	0100	08/24/01	204289	1820	0	7	1962	4	8585	N	N	3504 SHATTUCK AV S
1	889910	0400	06/12/00	220000	1830	0	7	1969	4	10752	N	N	2527 SMITHERS AV S
1	722928	0070	04/26/01	260000	1840	0	7	1998	3	80910	N	N	2209 MORRIS AV S
1	889870	1010	3/23/00	205000	1870	0	7	1984	3	13200	N	N	2702 MILL AV S
1	889900	0250	03/09/00	210000	1910	0	7	1968	4	8160	N	N	616 S 26TH CT
1	889920	0070	07/11/00	218500	1940	0	7	1974	4	7600	N	N	2907 MORRIS AV S
1	008700	0226	07/27/01	270000	2050	0	7	1947	4	26000	N	N	16605 BENSON RD S
1	886050	0090	05/14/01	249900	1180	710	8	2001	3	7484	Y	N	200 S 20TH PL
1	886050	0080	05/30/01	247900	1180	710	8	2001	3	6589	Y	N	206 S 20TH PL
1	855700	0260	08/22/00	249950	1360	970	8	1976	4	9000	N	N	2515 TALBOT CREST DR S
1	855700	0160	11/17/00	200000	1380	980	8	1978	4	15640	N	N	2319 TALBOT CREST DR S
1	948574	0230	12/03/01	267000	1394	729	8	1998	3	5072	N	N	3112 MAIN AV S
1	948574	0370	09/18/01	274950	1430	1000	8	2001	3	5854	N	N	1101 S 35TH ST
1	722200	0313	07/24/01	269950	1500	810	8	2001	3	8140	N	N	1511 MORRIS AV S
1	889870	1170	11/07/00	286000	1590	520	8	1984	3	8400	Y	N	2805 CEDAR AV S
1	886050	0160	07/11/01	270000	1600	620	8	2001	3	12256	N	N	303 S 21ST ST
1	886050	0170	08/31/01	279900	1610	0	8	2000	3	4513	N	N	307 S 21ST ST
1	948575	0150	06/15/00	239900	1680	0	8	1989	3	5393	N	N	740 S 32ND ST
1	948575	0490	06/21/01	234500	1690	0	8	1989	3	6281	N	N	637 S 32ND PL
1	855700	0050	08/29/01	250000	1700	520	8	1975	4	8880	N	N	2408 TALBOT CREST DR S
1	948576	0090	05/12/00	224950	1740	0	8	1990	3	5190	N	N	925 S 32ND ST
1	948575	0020	08/23/00	225000	1750	0	8	1989	3	4770	N	N	617 S 32ND ST
1	948575	0160	7/21/00	200000	1760	0	8	1989	3	4785	N	N	734 S 32ND ST

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	855700	0200	04/12/01	320000	1770	910	8	1991	3	11256	N	N	2401 TALBOT CREST DR S
1	889870	1120	12/04/01	317500	1780	1500	8	1984	3	7500	Y	N	2907 CEDAR AV S
1	948576	0180	11/02/00	238000	1800	0	8	1990	3	4500	N	N	3112 WELLS AV S
1	264140	0310	05/01/00	247000	1800	0	8	1995	3	8192	N	N	10423 SE 187TH PL
1	264140	0590	03/29/01	245000	1800	0	8	1995	3	6554	N	N	18607 104TH PL SE
1	948576	0110	02/29/00	216500	1800	0	8	1990	3	4930	N	N	3206 WELLS AV S
1	948576	0240	5/24/00	210000	1800	0	8	1990	3	5578	N	N	920 SE 168TH CT
1	948576	0250	09/04/01	242000	1820	0	8	1990	3	5578	N	N	914 SE 168TH CT
1	334040	1125	07/05/00	234900	1830	0	8	2000	3	4935	N	N	1801 LAKE AV S
1	948575	0340	01/11/01	232900	1830	0	8	1989	3	4500	N	N	648 S 32ND PL
1	889870	1020	2/17/00	235000	1840	430	8	1984	3	10540	N	N	2708 MILL AV S
1	886050	0050	09/27/00	302500	1860	600	8	2000	3	4528	Y	N	308 S 20TH PL
1	886050	0100	12/12/01	287900	1860	420	8	1998	3	6113	Y	N	2005 DAVIS AV S
1	322305	9342	05/25/01	257500	1880	0	8	1991	3	9499	N	N	10117 SE 188TH ST
1	886050	0070	04/25/00	294900	1910	610	8	2000	3	5011	N	N	212 S 20TH PL
1	886050	0060	08/21/00	290000	1910	610	8	2000	3	4795	N	N	302 S 20TH PL
1	264140	0620	04/24/00	257500	1920	0	8	1995	3	6802	N	N	10309 SE 186TH ST
1	947600	0070	3/7/00	227000	1920	0	8	1996	3	6388	N	N	10311 SE 185TH PL
1	948576	0060	09/25/00	244000	1950	0	8	1990	3	5015	N	N	907 S 32ND ST
1	948576	0130	07/17/01	242500	1960	0	8	1990	3	4500	N	N	3142 WELLS AV S
1	948576	0010	06/12/00	231000	1960	0	8	1990	3	5120	N	N	801 S 32ND ST
1	948575	0530	03/28/01	236900	1980	0	8	1989	3	4603	N	N	3117 SMITHERS AV S
1	889921	0160	11/13/00	236000	2020	480	8	1983	3	10050	N	N	518 S 31ST ST
1	264140	0190	04/06/01	264950	2030	0	8	1995	3	7334	N	N	10401 SE 186TH PL
1	889870	1160	3/20/00	215500	2030	0	8	1984	3	8400	Y	N	2809 CEDAR AV S
1	722200	0429	07/12/00	269950	2060	0	8	2000	3	6750	Y	N	311 S 22ND PL
1	948575	0140	09/13/00	242000	2060	0	8	1989	3	5324	N	N	746 S 32ND ST
1	722200	0427	06/30/00	259950	2060	0	8	2000	3	6252	N	N	323 S 22ND PL
1	948574	0150	10/23/00	257000	2100	0	8	1999	3	5502	N	N	1129 S 34TH ST

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	886050	0020	03/15/00	285000	2100	620	8	2000	3	4500	N	N	326 S 20TH PL
1	177830	0230	08/13/01	265000	2110	0	8	1993	3	8063	N	N	18908 104TH PL SE
1	322305	9341	11/08/01	264350	2130	0	8	1991	3	7232	N	N	10127 SE 188TH ST
1	177830	0190	10/03/00	269000	2130	0	8	1995	3	8862	N	N	10422 SE 189TH CT
1	889870	1080	11/16/00	250000	2140	0	8	1984	3	8000	Y	N	3007 CEDAR AV S
1	264140	0630	07/14/00	264000	2160	0	8	1995	3	7038	N	N	10301 SE 186TH ST
1	948575	0090	08/27/01	266000	2230	0	8	1989	3	4362	N	N	719 S 32ND ST
1	948575	0380	06/21/01	245500	2230	0	8	1989	3	5000	N	N	624 S 32ND PL
1	886050	0290	08/23/00	289900	2240	0	8	2000	3	5536	Y	N	2020 DAVIS AV S
1	886050	0280	01/17/01	289000	2240	0	8	2000	3	4732	Y	N	310 S 21ST ST
1	948576	0280	08/08/00	262500	2270	0	8	1990	3	5514	N	N	903 SE 168TH CT
1	214127	0180	08/29/01	269000	2280	0	8	1989	3	7325	N	N	19025 104TH PL SE
1	886050	0180	09/08/00	294400	2290	0	8	2000	3	5598	N	N	2111 DAVIS AV S
1	886050	0310	03/20/00	289900	2290	0	8	2000	3	4502	Y	N	321 S 20TH PL
1	886050	0320	07/30/01	287900	2290	0	8	2000	3	4502	Y	N	315 S 20TH PL
1	886050	0230	02/14/01	292000	2330	0	8	2001	3	6244	Y	N	335 S 21ST ST
1	264140	0530	12/07/01	266950	2340	0	8	1995	3	6460	N	N	10376 SE 187TH PL
1	947600	0120	02/09/00	269400	2380	0	8	1996	3	9664	N	N	10330 SE 185TH PL
1	886050	0250	07/20/01	309000	2500	0	8	2001	3	5274	N	N	328 S 21ST ST
1	855700	0130	11/10/00	249950	2670	0	8	1977	4	9612	N	N	2606 TALBOT CREST DR S
1	292305	9185	05/03/01	288200	2830	0	8	1999	3	5991	N	N	3301 WELLS AV S
1	292305	9181	01/26/00	259950	2830	0	8	1999	3	5800	N	N	3302 WELLS AV S
1	948574	0170	04/05/01	280000	2850	0	8	1999	3	5665	N	N	3310 MAIN AV S
1	948574	0220	12/17/01	309500	2874	337	8	1998	3	6134	N	N	3118 MAIN AV S
1	761680	0300	11/13/00	245000	3020	0	8	1966	4	9605	N	N	9612 S 177TH ST
1	889870	1410	11/09/01	300000	1750	920	9	1985	3	7650	Y	N	2822 CEDAR AV S
1	855920	0170	08/21/01	374900	2610	0	9	2000	3	4620	Y	N	730 S 47TH ST
1	855920	0040	7/18/01	370000	2750	0	9	2001	3	6340	N	N	4712 SMITHERS AV S
1	855920	0150	06/21/01	392425	2810	0	9	2000	3	5223	Y	N	718 S 47TH ST

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	855920	0160	06/29/01	437620	3160	0	9	2000	3	4702	Y	N	724 S 47TH ST
2	052205	9127	03/23/00	170000	1010	0	5	1945	4	15007	N	N	10313 SE 192ND ST
2	082205	9260	01/27/00	160000	1290	0	5	1908	2	24300	N	N	10311 SE 216TH ST
2	052205	9118	5/23/01	165000	820	0	6	1954	4	26730	N	N	19247 106TH AV SE
2	374950	0020	06/26/01	152500	910	0	6	1965	3	8778	N	N	20705 104TH PL SE
2	025590	0040	6/7/00	145000	990	0	6	1978	3	6880	N	N	10714 SE 201ST ST
2	889500	0170	10/12/00	145000	1070	0	6	1957	5	10179	N	N	9825 S 216TH ST
2	374950	0040	04/04/00	151200	1170	0	6	1956	5	9875	N	N	20715 104TH PL SE
2	172205	9101	06/19/01	159000	1230	0	6	1957	4	10454	N	N	23012 100TH AV SE
2	182205	9167	06/28/01	178500	1350	0	6	1958	4	9600	N	N	22835 96TH AV S
2	182205	9160	08/14/00	209000	1420	0	6	1957	4	26816	N	N	9461 S 232ND ST
2	374950	0180	07/24/00	156000	1520	0	6	1949	4	7200	N	N	20711 106TH PL SE
2	052205	9208	07/09/01	184900	1930	0	6	1909	5	9800	N	N	19828 104TH AV SE
2	072205	9108	1/11/00	230000	1930	0	6	1952	4	81892	N	N	20815 96TH PL S
2	865400	0030	06/07/01	192500	910	480	7	1984	4	7211	N	N	20415 104TH AV SE
2	182205	9182	1/3/00	140900	950	0	7	1959	4	8100	N	N	23047 96TH AV SE
2	072205	9071	06/21/01	186001	980	0	7	1961	3	14810	N	N	9514 S 218TH ST
2	295300	0310	05/17/01	157000	980	0	7	1969	4	9682	N	N	20870 100TH AV SE
2	109150	0220	08/27/01	195000	1010	0	7	1984	3	8630	N	N	10320 SE 228TH ST
2	071300	0130	10/20/00	199000	1020	460	7	1962	3	11340	Y	N	20415 98TH PL S
2	880240	0418	05/21/01	171000	1050	0	7	1959	4	8498	N	N	22029 103RD PL SE
2	932070	0490	08/20/01	177900	1050	0	7	1965	4	10207	N	N	9805 S 213TH PL
2	880240	0414	02/25/00	165000	1050	0	7	1958	4	8498	N	N	22131 103RD PL SE
2	880240	0420	12/13/01	141000	1050	0	7	1959	4	8498	N	N	22012 103RD PL SE
2	880240	0411	4/7/00	144000	1050	0	7	1959	3	8498	N	N	22028 103RD PL SE
2	865400	0040	04/23/01	165000	1060	0	7	1984	3	7216	N	N	20423 104TH AV SE
2	295300	0270	10/02/01	175100	1060	520	7	1968	4	9215	N	N	21030 100TH AV SE
2	793100	0096	02/22/00	150000	1070	0	7	1964	3	10500	N	N	19836 98TH AV S
2	178910	0040	02/22/01	162500	1080	0	7	1959	3	10413	N	N	19235 107TH AV SE

**Sales Available for Annual Update Analysis**  
**Area 59**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	932070	0360	02/22/01	189500	1080	1080	7	1966	4	9600	N	N	9615 S 216TH ST
2	932070	0020	01/09/01	183000	1100	0	7	1965	3	9660	N	N	9810 S 213TH PL
2	932080	0040	04/24/01	193950	1100	1100	7	1966	4	10154	N	N	21303 96TH AV S
2	932080	0040	09/28/00	192500	1100	1100	7	1966	4	10154	N	N	21303 96TH AV S
2	011070	0030	05/25/01	200000	1120	290	7	1984	3	10137	N	N	10015 SE 203RD ST
2	379770	0200	10/10/00	196500	1120	240	7	1989	3	6919	N	N	20406 105TH PL SE
2	865400	0130	03/06/01	195500	1130	260	7	1983	3	7918	N	N	20450 104TH AV SE
2	388310	0040	05/26/00	174500	1130	0	7	1983	3	7228	N	N	10521 SE 206TH PL
2	796850	0080	08/16/00	191900	1140	0	7	1968	4	9546	N	N	20606 96TH AV S
2	525200	0190	10/25/00	199939	1140	550	7	1966	4	13113	N	N	20419 102ND AV SE
2	388310	0060	12/10/01	176000	1140	0	7	1983	3	9386	N	N	10529 SE 206TH PL
2	388310	0080	04/24/01	169000	1140	0	7	1983	3	9416	N	N	10530 SE 206TH PL
2	379770	0110	06/25/01	202000	1170	240	7	1989	3	6504	N	N	20454 105TH PL SE
2	206850	0130	02/05/01	177000	1170	0	7	1963	4	9817	N	N	19624 105TH AV SE
2	388310	0150	04/24/00	159500	1170	0	7	1984	3	7612	N	N	10436 SE 206TH PL
2	932060	0470	04/25/01	167375	1180	0	7	1964	3	9660	N	N	9711 S 212TH ST
2	388310	0090	04/25/00	160000	1180	0	7	1984	3	7401	N	N	10526 SE 206TH PL
2	662340	0219	05/23/00	189950	1180	1090	7	1959	4	10427	N	N	19431 107TH AV SE
2	082205	9291	8/4/00	220500	1180	790	7	1982	4	34579	N	N	10507 SE 213TH ST
2	943000	0090	09/26/00	204475	1190	330	7	1995	3	5827	N	N	22246 98TH PL S
2	011070	0040	08/07/00	169950	1190	0	7	1983	3	9556	N	N	10020 SE 203RD ST
2	932060	0050	02/26/01	154000	1190	0	7	1961	3	8400	N	N	21037 99TH AV S
2	182205	9402	02/24/00	194950	1190	460	7	1999	3	7794	N	N	9914 S 235TH PL
2	932080	0030	11/28/01	198000	1200	1000	7	1967	3	9600	N	N	9635 S 213TH ST
2	638650	0310	08/30/00	205000	1200	470	7	1979	4	9632	N	N	10105 SE 212TH ST
2	052205	9017	10/25/00	144000	1210	0	7	1960	3	7530	N	N	20005 108TH AV SE
2	011070	0180	01/21/00	182000	1210	0	7	1983	4	10134	N	N	20115 101ST CT SE
2	379770	0060	11/26/01	198500	1230	340	7	1989	3	8924	N	N	20431 105TH PL SE
2	932060	0080	11/12/01	220000	1240	680	7	1961	4	8400	N	N	21063 99TH AV S

**Sales Available for Annual Update Analysis**  
**Area 59**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	885830	0140	05/21/01	187950	1260	0	7	1966	4	9975	Y	N	9512 S 207TH PL
2	052205	9356	04/25/01	220950	1270	860	7	2001	3	8318	N	N	20040 104TH PL SE
2	794100	0320	10/29/01	174000	1280	0	7	1962	3	13572	N	N	9400 S 200TH ST
2	295300	0280	08/30/00	192500	1280	500	7	1968	4	9682	N	N	21022 100TH AV SE
2	052205	9241	08/24/00	200000	1290	420	7	1977	4	12103	N	N	20302 106TH PL SE
2	379770	0190	11/01/01	228000	1300	360	7	1989	3	7000	N	N	20412 105TH PL SE
2	525200	0150	08/15/01	214000	1320	700	7	1963	4	10800	N	N	20601 101ST AV SE
2	155700	0270	10/30/00	202500	1320	0	7	1966	4	9477	N	N	20213 103RD PL SE
2	182205	9382	01/04/00	185000	1320	0	7	1996	3	10416	N	N	23611 100TH AV SE
2	172205	9273	2/23/01	189500	1320	590	7	1959	4	22021	N	N	23224 100TH AV SE
2	889500	0060	02/12/01	207000	1330	650	7	1968	4	10960	N	N	21612 99TH AV S
2	241650	0010	02/23/01	224800	1340	730	7	1988	3	13829	N	N	9409 S 213TH ST
2	082205	9193	11/27/01	185000	1350	0	7	1964	3	11200	N	N	10319 SE 216TH ST
2	803565	0120	03/13/01	254950	1350	1010	7	1995	3	7211	N	N	10419 SE 214TH PL
2	932080	0010	06/16/00	185000	1360	0	7	1965	4	11319	N	N	21305 98TH AV S
2	295300	0160	02/17/00	167500	1360	0	7	1967	4	9064	N	N	21001 101ST AV SE
2	525200	0310	6/6/00	153285	1360	0	7	1966	4	10800	N	N	20456 100TH AV SE
2	155700	0160	06/20/00	174950	1370	0	7	1963	4	9477	N	N	20212 103RD PL SE
2	567200	0020	10/10/01	187500	1380	0	7	1963	4	11760	N	N	19812 104TH AV SE
2	932070	0470	02/23/00	177000	1380	0	7	1965	4	9608	N	N	9821 S 213TH PL
2	155700	0100	04/20/01	175000	1380	0	7	1967	4	9607	N	N	20253 104TH PL SE
2	052205	9124	12/10/01	200000	1390	0	7	1954	4	29700	N	N	19239 106TH AV SE
2	932060	0130	01/24/00	169950	1390	0	7	1964	4	12285	N	N	21050 98TH AV S
2	155700	0110	04/19/00	161000	1390	0	7	1963	3	9777	N	N	20252 103RD PL SE
2	932070	0680	03/03/00	168000	1390	0	7	1966	4	9600	N	N	9616 S 216TH ST
2	072205	9057	11/15/00	153950	1400	0	7	1960	3	8000	N	N	21045 100TH AV SE
2	109150	0400	09/07/01	219000	1420	340	7	1986	3	8050	N	N	22826 100TH AV SE
2	880240	0910	07/22/01	211000	1420	900	7	1957	4	12734	N	N	22218 105TH AV SE
2	109150	0380	06/08/01	227500	1430	340	7	1986	3	7134	N	N	10004 SE 229TH PL

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**Area 59**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	109150	0300	7/20/00	197000	1430	410	7	1986	3	12519	N	N	10114 SE 228TH ST
2	062205	9137	3/6/00	171000	1430	0	7	1995	3	9205	N	N	20226 92ND AV S
2	178910	0005	06/27/00	174990	1440	0	7	1958	4	10350	N	N	19250 106TH AV SE
2	327698	0110	12/11/01	230000	1450	330	7	1987	3	10222	N	N	22818 103RD AV SE
2	918060	0063	05/16/01	220000	1460	0	7	1968	4	12600	N	N	9651 S 206TH PL
2	526700	0210	11/21/01	225000	1460	700	7	1965	3	9704	N	N	21438 99TH AV S
2	388310	0120	06/22/00	176500	1460	0	7	1984	3	8555	N	N	10510 SE 206TH PL
2	182205	9298	4/5/01	165000	1460	0	7	1974	4	12436	Y	N	22613 94TH AV S
2	206850	0060	08/08/01	186900	1480	0	7	1964	4	9842	N	N	19813 105TH AV SE
2	388310	0130	06/23/00	185000	1480	0	7	1982	3	8555	N	N	10504 SE 206TH PL
2	327697	0030	09/26/00	172950	1480	0	7	1982	3	6205	N	N	10309 SE 230TH PL
2	374950	0220	5/4/00	175000	1480	200	7	1966	4	10655	N	N	20708 106TH PL SE
2	638800	0200	11/02/01	242950	1500	1310	7	1967	4	9919	N	N	10430 SE 194TH PL
2	082205	9006	02/15/01	250000	1500	0	7	1954	3	96837	N	N	10402 SE 211TH ST
2	182205	9383	04/02/01	217500	1530	0	7	1997	3	12402	N	N	9919 S 236TH ST
2	932060	0230	09/26/00	175775	1530	0	7	1963	4	9620	N	N	9734 S 212TH ST
2	379770	0120	12/21/01	219950	1540	0	7	1989	3	9409	N	N	20450 105TH PL SE
2	374950	0200	03/14/01	167950	1540	0	7	1964	4	9564	N	N	20705 106TH PL SE
2	932060	0070	08/17/01	176500	1540	0	7	1961	4	8400	N	N	21053 99TH AV S
2	062205	9031	6/26/00	150000	1540	0	7	1923	2	115434	N	N	9138 S 208TH ST
2	388310	0270	08/08/01	189300	1560	0	7	1984	3	7829	N	N	10431 SE 206TH PL
2	937850	0030	10/23/01	215000	1570	0	7	1993	3	7892	Y	N	20213 94TH PL S
2	295290	0060	05/19/01	183000	1570	0	7	1965	4	10429	N	N	20830 102ND AV SE
2	803565	0260	09/21/01	223000	1600	0	7	1994	3	7131	N	N	10626 SE 213TH CT
2	505480	0140	05/08/00	250000	1610	1350	7	1984	3	13728	N	N	19803 97TH AV S
2	182205	9405	1/4/00	179950	1610	0	7	1999	3	6168	N	N	9909 S 235TH PL
2	865400	0160	11/08/01	202400	1640	0	7	1984	3	7200	N	N	20434 104TH AV SE
2	943000	0070	05/25/00	201900	1640	0	7	1995	3	5707	N	N	22251 98TH PL S
2	889500	0010	03/13/01	196000	1650	0	7	1966	4	10530	N	N	21605 100TH AV SE

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	567200	0040	08/22/00	186500	1650	0	7	1962	4	11760	N	N	19660 104TH AV SE
2	052205	9205	11/28/00	169950	1670	0	7	1962	4	9120	N	N	10410 SE 200TH ST
2	082205	9206	12/26/01	204950	1710	0	7	1967	4	11426	N	N	10632 SE 213TH ST
2	803565	0240	10/11/01	238750	1720	0	7	1994	3	9851	N	N	10628 SE 213TH CT
2	295300	0060	09/21/00	194000	1720	0	7	1967	4	8900	N	N	21024 101ST AV SE
2	182205	9352	11/17/00	218500	1750	0	7	1988	3	18000	N	N	22426 94TH AV S
2	295300	0080	11/27/00	199900	1780	0	7	1967	4	10400	N	N	21004 101ST AV SE
2	880240	0385	5/4/01	191000	1790	0	7	1991	3	8721	N	N	22136 104TH PL SE
2	182205	9404	2/16/00	201000	1790	0	7	1999	3	6320	N	N	9904 S 235TH PL
2	182205	9401	1/24/00	200000	1790	0	7	1999	3	7991	N	N	9920 S 235TH PL
2	932060	0310	01/25/01	204950	1800	0	7	1962	5	9929	N	N	9811 S 210TH PL
2	052205	9047	6/2/00	182000	1820	0	7	1957	3	14854	N	N	20060 104TH PL SE
2	327697	0080	07/25/00	197950	1830	0	7	1984	3	7358	N	N	10310 SE 230TH PL
2	182205	9303	3/10/00	194950	1850	0	7	1934	5	14880	N	N	22521 94TH AV S
2	270850	0070	6/6/00	194888	1890	0	7	1996	3	13011	Y	N	21420 95TH PL S
2	052205	9125	2/26/01	211000	1930	0	7	1955	4	23344	N	N	19229 106TH AV SE
2	803565	0360	11/01/00	238950	1990	0	7	1994	3	8563	N	N	21321 105TH PL SE
2	803565	0360	06/29/01	230000	1990	0	7	1994	3	8563	N	N	21321 105TH PL SE
2	803565	0420	01/10/01	230000	1990	0	7	1994	3	7190	N	N	21336 104TH PL SE
2	182205	9127	12/13/00	199000	1990	0	7	1963	3	26662	N	N	22819 96TH AV S
2	803565	0110	05/17/01	239950	2000	0	7	1995	3	8694	N	N	10415 SE 214TH PL
2	638650	0180	07/11/00	214000	2010	0	7	1912	4	12020	N	N	21232 100TH PL SE
2	803565	0470	06/25/01	237000	2020	0	7	1994	3	7856	N	N	10509 SE 213TH ST
2	803565	0370	10/03/01	240000	2020	0	7	1995	3	8033	N	N	21325 105TH PL SE
2	803565	0430	07/11/00	229000	2020	0	7	1994	3	6825	N	N	21330 104TH PL SE
2	803565	0320	08/22/00	225000	2020	0	7	1994	3	6285	N	N	21302 106TH AV SE
2	803565	0230	6/12/00	222500	2020	0	7	1994	3	7095	N	N	10627 SE 213TH CT
2	880240	0885	6/7/01	185000	2060	0	7	1981	4	10934	N	N	22209 104TH PL SE
2	270850	0020	09/25/01	270000	2090	0	7	1996	3	12012	Y	N	9418 S 214TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	270850	0100	4/7/00	224900	2090	0	7	1996	3	12666	Y	N	21508 95TH PL S
2	270850	0130	07/28/01	290237	2140	970	7	2001	3	12318	Y	N	21517 95TH PL S
2	880240	0645	04/03/01	263000	2240	0	7	1962	4	45704	N	N	22210 93RD AV S
2	327698	0020	08/16/00	232000	2300	0	7	1987	3	9972	N	N	22817 103RD AV SE
2	880240	0907	05/23/01	230000	2310	0	7	1953	5	18046	N	N	22213 105TH AV SE
2	270850	0140	06/15/01	305167	2320	1060	7	2001	3	15752	N	N	21513 95TH PL S
2	570220	0170	10/20/00	225000	2400	0	7	1962	4	11201	N	N	21612 104TH PL SE
2	182205	9111	03/23/00	245000	2560	0	7	1927	3	22802	N	N	22609 94TH AV S
2	937850	0220	5/24/01	252000	2560	0	7	1993	3	7233	Y	N	20212 94TH PL S
2	803565	0030	02/21/01	330000	2580	0	7	1997	3	8963	N	N	10412 SE 213TH PL
2	803565	0030	02/01/00	268000	2580	0	7	1997	3	8963	N	N	10412 SE 213TH PL
2	082205	9132	5/1/00	230000	2640	0	7	1959	4	13630	N	N	21223 106TH AV SE
2	937850	0150	1/20/00	233000	2640	0	7	1994	3	12069	N	N	9305 S 203RD PL
2	082205	9119	05/31/00	275000	3030	0	7	1957	3	10697	N	N	21203 108TH AV SE
2	052205	9096	12/19/01	284000	3590	0	7	1949	3	20315	N	N	20125 108TH AV SE
2	666686	0300	9/11/00	220500	1250	880	8	1987	3	8620	N	N	20112 102ND PL SE
2	794120	0210	08/28/00	278950	1260	780	8	1985	3	7561	Y	N	19243 98TH PL S
2	803560	0750	12/11/01	226000	1260	930	8	1990	3	6251	N	N	10326 SE 209TH PL
2	209560	0280	12/19/01	210000	1370	0	8	1991	3	4342	N	N	22644 102ND PL SE
2	209560	0170	08/26/00	199750	1370	0	8	1992	3	4482	N	N	22609 102ND PL SE
2	505480	0050	03/19/01	236800	1390	0	8	1975	4	11016	Y	N	19916 97TH AV S
2	071300	0180	08/15/01	190000	1420	0	8	1962	3	11430	N	N	20452 98TH PL S
2	172205	9109	06/12/00	225000	1420	760	8	1971	4	22651	N	N	10035 SE 224TH ST
2	505480	0120	10/20/00	195000	1440	0	8	1968	3	11644	N	N	19802 97TH AV S
2	885830	0030	03/01/01	218900	1440	650	8	1966	3	10275	Y	N	9511 S 207TH PL
2	794120	0190	07/12/00	245000	1440	1050	8	1986	3	7873	Y	N	19231 98TH PL S
2	880240	0646	3/25/00	230000	1440	790	8	1997	3	8452	N	N	9323 S 222ND PL
2	052205	9089	6/28/00	217500	1490	740	8	1980	3	43124	N	N	10311 SE 207TH ST
2	270850	0170	3/26/01	245250	1500	1060	8	2001	3	12024	N	N	9505 S 214TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	638655	0310	2/14/00	172000	1510	0	8	1969	4	11330	N	N	10214 SE 213TH PL
2	209560	0360	07/24/01	198000	1530	0	8	1991	3	4831	N	N	10313 SE 227TH ST
2	775780	0182	2/12/01	235000	1530	700	8	1980	4	23394	N	N	9014 S 218TH ST
2	885830	0130	11/28/00	185000	1550	0	8	1964	3	9709	Y	N	9504 S 207TH PL
2	071300	0020	1/7/00	158000	1560	0	8	1963	3	11430	N	N	20645 98TH PL S
2	062205	9134	10/29/01	250000	1640	1470	8	1980	3	10018	Y	N	9701 S 200TH ST
2	209560	0270	07/13/00	197000	1670	0	8	1992	3	4342	N	N	22640 102ND PL SE
2	638655	0180	4/21/00	168750	1670	0	8	1969	4	13136	N	N	21332 103RD PL SE
2	209560	0040	02/06/01	204950	1720	0	8	1991	3	4614	N	N	10215 SE 227TH ST
2	638655	0020	09/27/01	197000	1770	0	8	1968	4	9704	N	N	10223 SE 213TH PL
2	803560	0380	03/13/01	254500	1780	500	8	1990	3	7000	N	N	10332 SE 212TH ST
2	803560	0080	09/15/00	269000	1790	450	8	1989	3	10546	N	N	20927 103RD PL SE
2	885840	0100	3/15/00	191000	1790	0	8	1980	3	9628	N	N	20628 95TH AV S
2	803560	0480	10/24/01	256000	1800	510	8	1989	3	7839	N	N	10321 SE 210TH PL
2	526600	0010	09/28/00	218000	1810	0	8	1999	3	7267	N	N	20138 102ND AV SE
2	638655	0140	04/04/00	228500	1820	0	8	2000	3	9850	N	N	21370 103RD PL SE
2	155700	0200	07/27/01	210000	1820	0	8	1980	3	9477	N	N	20042 103RD PL SE
2	209560	0380	1/28/00	195500	1860	0	8	1991	3	4323	N	N	22708 103RD AV SE
2	638655	0100	3/16/01	192500	1870	0	8	1971	4	9600	N	N	21347 103RD PL SE
2	666686	0030	11/02/01	243500	1890	0	8	1986	3	9607	N	N	20025 102ND PL SE
2	526600	0130	09/28/00	234500	1920	0	8	1999	3	5910	Y	N	20117 102ND AV SE
2	270850	0150	12/11/00	286413	1940	1890	8	2001	3	14825	N	N	21509 95TH PL S
2	082205	9126	2/9/01	200000	2010	0	8	1958	4	18750	N	N	20836 100TH AV SE
2	162070	0020	07/25/01	267000	2056	0	8	1997	3	7222	N	N	20206 105TH AV SE
2	666686	0040	7/13/01	229000	2070	0	8	1986	3	9603	N	N	20103 102ND PL SE
2	880240	0622	02/10/00	234450	2090	0	8	1999	3	8718	N	N	9211 S 220TH ST
2	666686	0360	12/19/01	223000	2100	0	8	1987	3	9602	N	N	10223 SE 200TH ST
2	510465	0070	4/6/00	235000	2150	0	8	1998	3	7635	N	N	20306 102ND AV SE
2	638655	0040	03/06/00	243000	2160	0	8	1999	3	9682	N	N	10239 SE 213TH PL

**Sales Available for Annual Update Analysis**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	666685	0140	10/26/01	235000	2170	0	8	1986	3	9756	N	N	19849 104TH AV SE
2	803560	0700	1/4/00	231950	2170	0	8	1989	3	7087	N	N	20830 103RD CT SE
2	071300	0200	06/26/00	230000	2200	0	8	1961	5	11430	N	N	20606 98TH PL S
2	666686	0150	3/20/00	227950	2230	0	8	1987	3	10890	N	N	20321 102ND PL SE
2	803560	0090	6/30/00	238000	2240	0	8	1990	3	7914	N	N	20933 103RD AV SE
2	241650	0080	2/16/01	230000	2250	0	8	1988	3	12333	N	N	21232 95TH CT S
2	803560	0060	11/22/00	260000	2280	0	8	1989	3	9927	N	N	20843 102ND PL SE
2	803560	0100	03/09/00	254500	2290	0	8	1990	3	7560	N	N	20941 103RD AV SE
2	666685	0020	1/20/00	234950	2310	0	8	1987	3	10010	N	N	19625 104TH AV SE
2	510465	0150	06/08/01	294000	2339	0	8	1996	3	8979	N	N	20329 102ND AV SE
2	803560	0270	07/24/01	279500	2360	0	8	1990	3	8538	N	N	21232 103RD CT SE
2	803560	0170	2/7/00	229500	2360	0	8	1990	3	9068	N	N	21049 103RD AV SE
2	666685	0030	10/03/00	255000	2370	0	8	1986	3	8794	N	N	19633 104TH AV SE
2	178960	0050	03/27/01	272000	2430	0	8	1994	3	10068	N	N	10114 SE 225TH PL
2	510465	0040	05/31/00	285000	2450	0	8	1997	3	8659	N	N	20322 102ND AV SE
2	182205	9430	02/12/01	321938	2616	0	8	2001	3	12714	N	N	23119 96TH AV S
2	182205	9107	02/02/01	352500	2630	0	8	1986	3	15176	N	N	9626 S 232ND ST
2	182205	9431	11/3/00	312500	2726	0	8	2001	3	8488	N	N	23111 96TH AV S
2	880240	0845	01/11/01	310000	2730	0	8	1984	4	50965	N	N	10221 SE 222ND ST
2	182205	9428	05/17/01	319228	2740	0	8	2001	3	7802	N	N	9608 S 232ND ST
2	182205	9366	02/01/00	339950	2760	1320	8	1992	3	34993	N	N	22409 100TH AV SE
2	918060	0044	01/07/00	310000	2800	0	8	1990	3	15159	Y	N	20511 96TH AV S
2	072205	9241	03/05/01	296000	2980	0	8	1999	3	12216	N	N	21605 94TH PL S
2	182205	9426	02/08/01	330000	3053	0	8	2001	3	8885	N	N	22710 95TH AV S
2	182205	9424	12/28/00	329000	3053	0	8	2001	3	9592	N	N	22726 95TH AV S
2	182205	9425	04/23/01	329000	3137	0	8	2001	3	8885	N	N	22718 95TH AV S
2	182205	9434	03/14/01	399900	3377	0	8	2001	3	10699	N	N	9630 S 232ND ST
2	182205	9435	04/24/01	423500	3604	0	8	2001	3	8188	N	N	9632 S 232ND ST
2	156190	0430	04/19/00	267000	1650	700	9	1989	3	8718	N	N	20320 96TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	855720	0130	07/23/01	285000	2020	0	9	1999	3	8458	N	N	9637 S 194TH ST
2	156190	0050	5/2/00	255000	2190	0	9	1988	3	8105	Y	N	20225 97TH CT S
2	072205	9236	3/23/01	309900	2310	1180	9	1993	3	16080	N	N	21445 94TH PL S
2	182205	9121	04/21/01	327700	2320	0	9	1984	4	21629	N	N	22840 96TH AV S
2	855720	0100	5/8/00	284600	2336	0	9	1998	3	7111	N	N	9649 S 194TH ST
2	379140	0210	08/03/00	285000	2340	0	9	1999	3	6263	N	N	22116 99TH PL S
2	379140	0260	05/08/00	269000	2340	0	9	1999	3	6032	N	N	22020 99TH PL S
2	156190	0400	3/15/00	259000	2350	0	9	1988	3	9888	N	N	9712 S 204TH CT
2	742900	0010	3/14/00	257450	2360	0	9	1993	3	10930	N	N	22745 96TH PL S
2	156190	0120	06/21/01	305000	2410	0	9	1989	3	8496	N	N	20413 96TH WY S
2	156191	0010	04/21/00	284800	2460	0	9	1989	3	9184	N	N	20419 96TH WY S
2	422410	0050	4/26/00	247000	2470	0	9	1990	3	9794	N	N	9226 S 237TH PL
2	940640	0290	04/04/01	300000	2480	0	9	1990	3	10320	N	N	23323 94TH CT S
2	156190	0100	2/25/00	265000	2480	0	9	1988	3	10694	Y	N	9604 S 203RD ST
2	182205	9371	08/22/00	316000	2510	0	9	1992	3	12784	N	N	22825 96TH PL S
2	156191	0280	08/29/01	303000	2510	0	9	1990	3	9887	N	N	20446 96TH WY S
2	379140	0140	05/16/00	287000	2520	0	9	1999	3	6957	N	N	22109 99TH PL S
2	742900	0240	06/20/00	289000	2550	0	9	1990	3	8824	N	N	22742 97TH AV S
2	742900	0240	04/26/00	287500	2550	0	9	1990	3	8824	N	N	22742 97TH AV S
2	156191	0190	09/29/00	284000	2570	0	9	1989	3	10431	N	N	9523 S 204TH PL
2	742900	0090	06/08/00	350000	2590	0	9	1997	3	26718	N	N	22617 96TH PL S
2	156191	0140	07/20/01	292000	2590	0	9	1990	3	6791	N	N	9427 S 204TH PL
2	156191	0020	08/16/00	289600	2590	0	9	1989	3	9201	N	N	20425 96TH WY S
2	742900	0090	5/20/00	310500	2590	0	9	1997	3	26718	N	N	22617 96TH PL S
2	052205	9043	3/24/00	319950	2590	0	9	2000	3	17180	N	N	19220 102ND AV SE
2	742900	0040	07/03/00	308000	2620	0	9	1992	3	11239	N	N	22719 96TH PL S
2	855720	0040	4/16/01	283500	2624	0	9	1998	3	7680	N	N	9626 S 194TH ST
2	742900	0270	09/25/01	369950	2640	1220	9	1993	3	12995	N	N	22712 96TH PL S
2	379140	0180	10/10/00	312000	2690	0	9	2000	3	7387	N	N	22125 99TH PL S

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**Area 59**  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	379140	0350	12/19/01	366500	2700	740	9	2001	3	9792	N	N	9816 S 220TH PL
2	156191	0150	08/10/00	305000	2730	0	9	1990	3	9922	N	N	9431 S 204TH PL
2	379140	0030	11/30/01	299000	2846	0	9	2001	3	6184	N	N	22118 98TH PL S
2	379140	0300	10/19/01	279000	2850	0	9	1998	3	6180	N	N	9908 S 220TH ST
2	379140	0220	06/13/00	290500	2870	0	9	1999	3	6180	N	N	22110 99TH PL S
2	885840	0050	12/27/01	420000	2900	1350	9	1981	3	9696	Y	N	20625 95TH AV S
2	742900	0130	10/26/00	382000	2910	0	9	1996	3	12534	N	N	22618 97TH AV S
2	802990	0020	08/21/00	379900	2950	0	9	2000	3	8450	N	N	9611 S 230TH PL
2	802990	0130	01/26/01	379900	2950	0	9	2000	3	7610	N	N	9628 S 230TH PL
2	802990	0050	05/08/01	379000	2960	0	9	2001	3	7600	N	N	9627 S 230TH PL
2	742900	0190	07/22/01	395000	2990	0	9	1992	3	18951	N	N	22716 97TH AV S
2	940640	0020	08/06/01	364500	2990	0	9	1990	3	8899	N	N	9419 S 233RD PL
2	742900	0180	5/23/00	315000	2990	0	9	1996	3	11967	N	N	22710 97TH AV S
2	802990	0100	03/07/01	369900	3000	0	9	2001	3	10700	N	N	9706 S 230TH PL
2	802990	0090	07/03/00	339900	3000	0	9	2000	3	8330	N	N	9709 S 230TH PL
2	802990	0080	01/10/01	354900	3000	0	9	2000	3	8440	N	N	9707 S 230TH PL
2	802990	0110	07/12/01	349900	3000	0	9	2001	3	9460	N	N	9704 S 230TH PL
2	802990	0070	6/14/01	345000	3000	0	9	2001	3	12410	N	N	9705 S 230TH PL
2	379140	0130	06/23/00	325900	3100	0	9	2000	3	6960	N	N	22101 99TH PL S
2	379140	0190	08/25/00	322000	3170	0	9	2000	3	7015	N	N	22126 99TH PL S
2	379140	0190	11/13/01	319000	3170	0	9	2000	3	7015	N	N	22126 99TH PL S
2	802990	0120	05/22/01	379900	3190	0	9	2000	3	8370	N	N	9702 S 230TH PL
2	379140	0120	02/08/00	319000	3240	0	9	1999	3	6960	N	N	22025 99TH PL S
2	379140	0020	03/15/00	324905	3240	0	9	2000	3	6870	N	N	22120 98TH PL S
2	182205	9243	8/22/00	326000	3250	0	9	1993	3	23300	N	N	22814 96TH PL S
2	742900	0200	03/02/01	359950	3260	0	9	1993	3	14968	N	N	22722 97TH AV S
2	379140	0170	02/14/00	309000	3270	0	9	1999	3	7899	N	N	22121 99TH PL S
2	379140	0170	10/26/01	304000	3270	0	9	1999	3	7899	N	N	22121 99TH PL S
2	379140	0330	04/26/00	319000	3300	0	9	1999	3	6683	N	N	9824 S 220TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	379140	0340	03/27/01	352090	3370	0	9	2001	3	8482	N	N	9818 S 220TH ST
2	802990	0160	06/12/00	388900	3460	0	9	2000	3	8450	N	N	9610 S 230TH PL
2	802990	0140	10/25/00	375000	3460	0	9	2000	3	8450	N	N	9622 S 230TH PL
2	802990	0030	05/24/00	369900	3470	0	9	2000	3	8450	N	N	9615 S 230TH PL
2	182205	9259	03/22/00	472500	3520	1600	9	1993	3	64872	N	N	22630 94TH AV S
2	802990	0150	11/07/00	390000	3560	0	9	2000	3	8450	N	N	9614 S 230TH PL
2	802990	0040	11/07/00	404032	3560	0	9	2000	3	8450	N	N	9621 S 230TH PL
2	802990	0060	4/12/01	386000	3560	0	9	2001	3	7600	N	N	9703 S 230TH PL
2	802990	0010	11/27/00	374900	3560	0	9	2000	3	8530	N	N	9603 S 230TH PL
2	802990	0170	12/22/00	374900	3560	0	9	2000	3	8520	N	N	9602 S 230TH PL
2	182205	9381	01/26/00	432500	2800	1110	10	1996	3	21940	N	N	22620 94TH AV S
6	619720	0023	4/12/01	99387	610	0	5	1941	4	6000	N	N	18004 116TH AV SE
6	322305	9112	04/25/01	149900	1060	0	5	1942	3	9725	N	N	17803 116TH AV SE
6	619960	0221	10/22/01	121950	1110	120	5	1952	3	9800	N	N	18040 120TH AV SE
6	619780	0200	03/30/00	136000	860	0	6	1918	5	9526	N	N	18417 120TH AV SE
6	619780	0205	2/28/01	145000	920	130	6	1920	4	10494	N	N	18411 120TH AV SE
6	322305	9001	3/29/00	144950	930	0	6	1947	3	16988	N	N	17925 116TH AV SE
6	619720	0021	05/16/01	169950	970	0	6	1946	4	6800	N	N	18002 116TH AV SE
6	327620	0190	06/05/01	167950	970	0	6	1950	4	10164	N	N	17633 111TH AV SE
6	073900	0120	07/24/01	185000	1060	0	6	1952	5	40961	N	N	12419 SE PETROVITSKY RD
6	342305	9081	06/20/01	155000	1060	0	6	1954	4	16988	N	N	13658 SE 192ND ST
6	619780	0220	02/20/01	193000	1060	0	6	1957	4	35440	N	N	11805 SE 184TH ST
6	342305	9080	06/30/01	173000	1220	0	6	1957	3	11761	N	N	13636 SE 192ND ST
6	619840	0125	06/07/00	245000	1350	0	6	1956	4	88862	N	N	19016 116TH AV SE
6	322305	9197	11/28/01	205000	1520	0	6	1952	4	45302	N	N	18027 116TH AV SE
6	071200	0170	07/19/01	187800	860	500	7	1981	4	7221	N	N	11334 SE 179TH ST
6	911700	0180	05/22/00	179500	900	520	7	1962	4	9240	N	N	11435 SE 186TH ST
6	098410	0280	10/02/01	183000	900	430	7	1975	3	8750	N	N	18433 126TH PL SE
6	327690	0190	08/24/01	165000	900	430	7	1973	3	7260	N	N	11323 SE 179TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	071200	0140	11/27/00	177600	940	240	7	1981	3	8101	N	N	17813 114TH PL SE
6	911700	0140	12/05/01	209900	960	960	7	1962	4	9120	N	N	11220 SE 186TH ST
6	098410	0340	07/27/00	174000	960	400	7	1971	3	10742	N	N	18601 126TH PL SE
6	269820	0060	11/26/01	187000	980	400	7	1981	3	8103	N	N	18814 111TH PL SE
6	327690	0020	07/20/01	177500	1010	0	7	1968	3	7656	N	N	17709 113TH PL SE
6	074110	0070	06/27/01	173500	1010	0	7	1959	4	8400	N	N	10850 SE 182ND ST
6	911700	0150	02/24/00	189500	1020	1020	7	1962	4	9120	N	N	11210 SE 186TH ST
6	327690	0200	10/18/01	217500	1040	700	7	1974	4	7260	N	N	11329 SE 179TH ST
6	327620	0180	08/28/00	165000	1060	0	7	1970	3	9900	N	N	17625 111TH AV SE
6	911700	0160	05/04/01	200000	1080	740	7	1966	4	9120	N	N	11202 SE 186TH ST
6	098422	0170	12/27/01	189900	1080	550	7	1975	3	9048	N	N	12941 SE 186TH ST
6	098422	0220	07/10/00	175000	1100	550	7	1975	3	7350	N	N	12939 SE 188TH ST
6	327620	0060	12/19/01	190000	1130	500	7	1962	3	9379	N	N	17650 111TH AV SE
6	098423	0480	6/9/00	175000	1130	0	7	1977	3	7000	N	N	13035 SE 189TH CT
6	619840	0205	06/29/00	165000	1140	0	7	1960	4	10113	N	N	11855 SE 188TH ST
6	327620	0110	04/05/00	172900	1140	0	7	1962	4	9379	N	N	17824 111TH AV SE
6	543800	0160	05/30/01	182950	1150	0	7	1963	4	8625	N	N	11002 SE 180TH ST
6	619660	0480	10/13/00	215950	1150	1010	7	1987	3	44888	N	N	17812 118TH AV SE
6	098420	0850	09/13/00	183500	1160	410	7	1972	3	9048	N	N	19014 129TH PL SE
6	911700	0220	08/16/01	172000	1170	0	7	1960	4	9240	N	N	11403 SE 186TH ST
6	098421	0680	05/11/00	209950	1170	810	7	1973	3	7384	N	N	18507 129TH PL SE
6	098422	0040	11/09/00	206750	1170	600	7	1975	3	8250	N	N	12936 SE 185TH ST
6	098423	0470	02/27/01	197000	1180	390	7	1977	3	6600	N	N	13029 SE 189TH CT
6	098420	0820	3/23/00	152000	1180	0	7	1969	4	8216	N	N	18904 129TH PL SE
6	098423	0410	06/29/00	200000	1190	400	7	1977	4	7425	N	N	18829 131ST AV SE
6	098422	0330	09/19/01	210000	1220	600	7	1975	3	7500	N	N	13007 SE 188TH PL
6	619720	0180	06/21/01	203000	1230	500	7	1976	3	14100	N	N	11638 SE 184TH ST
6	098422	0180	12/17/01	219950	1230	870	7	1975	3	8700	N	N	12937 SE 186TH ST
6	327690	0250	09/18/01	195000	1240	0	7	1969	4	8658	N	N	17808 113TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	098420	0120	07/25/01	209950	1240	840	7	1975	3	7140	N	N	18845 129TH PL SE
6	098420	0120	07/14/00	194000	1240	840	7	1975	3	7140	N	N	18845 129TH PL SE
6	890610	0005	07/27/00	174000	1250	0	7	1959	4	11340	N	N	11456 SE 182ND ST
6	098400	0640	07/07/00	190000	1250	600	7	1967	3	8750	N	N	18917 127TH PL SE
6	619780	0043	03/29/01	210000	1270	370	7	1960	4	13125	N	N	11657 SE 184TH ST
6	074070	0010	11/28/00	168000	1270	0	7	1959	4	7980	N	N	11011 SE 181ST ST
6	098421	0460	12/12/00	188000	1280	0	7	1973	3	7420	N	N	18709 131ST AV SE
6	619960	0160	3/30/01	218500	1290	1200	7	1960	4	77101	N	N	12056 SE 188TH ST
6	245995	0210	08/15/00	219000	1300	330	7	1996	3	7340	N	N	14021 SE 188TH WY
6	098420	0490	11/01/00	204000	1300	450	7	1969	3	7526	N	N	18513 129TH PL SE
6	098420	0710	01/28/01	203000	1300	450	7	1969	3	7314	N	N	18836 129TH PL SE
6	342305	9195	03/23/00	215000	1300	370	7	1988	3	16634	N	N	18926 134TH AV SE
6	327620	0150	12/21/01	178000	1300	0	7	1962	4	9040	N	N	17856 111TH AV SE
6	098420	0190	10/23/00	204000	1300	1250	7	1968	3	8400	N	N	18663 129TH PL SE
6	619780	0280	12/20/01	178500	1300	0	7	1976	4	13294	N	N	11829 SE 186TH PL
6	098420	0620	2/21/01	180000	1300	480	7	1968	4	9828	N	N	12906 SE 188TH ST
6	098423	0050	07/03/01	198550	1340	0	7	1977	3	9200	N	N	19122 130TH AV SE
6	619780	0100	01/13/00	216000	1340	500	7	1955	4	46609	N	N	18608 116TH AV SE
6	098421	0170	04/07/00	190000	1360	600	7	1969	3	7350	N	N	18416 131ST AV SE
6	051170	0030	06/01/01	184000	1380	0	7	1967	4	9975	N	N	11437 SE 180TH PL
6	619780	0020	10/25/00	156000	1380	0	7	1963	4	10184	N	N	11619 SE 184TH ST
6	911710	0200	4/28/00	175000	1380	780	7	1965	3	12636	N	N	10914 SE 186TH ST
6	051170	0010	06/20/00	186500	1390	0	7	1962	3	9975	N	N	11451 SE 180TH PL
6	098423	0060	06/15/00	194500	1390	510	7	1977	3	11020	N	N	19118 130TH AV SE
6	890610	0075	08/15/00	180000	1400	430	7	1958	3	12510	N	N	11205 SE 182ND ST
6	140200	0110	11/21/01	220000	1410	0	7	1965	4	16936	N	N	14036 SE 179TH PL
6	098421	0790	08/13/01	207000	1420	250	7	1974	3	8881	N	N	18421 127TH AV SE
6	098420	0390	08/21/01	220000	1430	490	7	1969	4	8400	N	N	18463 128TH PL SE
6	098422	0080	08/28/00	205000	1470	680	7	1975	3	800	N	N	12935 SE 185TH ST

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	543800	0140	12/26/00	179000	1490	0	7	1965	3	11242	N	N	17852 110TH AV SE
6	619960	0202	07/18/01	230000	1560	0	7	1977	4	28458	N	N	18020 120TH AV SE
6	619840	0242	12/15/00	173000	1560	0	7	1962	4	11200	N	N	18835 120TH AV SE
6	342305	9166	3/19/01	172500	1570	0	7	1977	3	18513	N	N	13807 SE 180TH ST
6	140210	0010	5/31/01	180180	1590	0	7	1966	4	20000	N	N	14272 SE 179TH PL
6	098420	0650	02/24/01	185500	1600	0	7	1970	3	7350	N	N	12927 SE 188TH ST
6	098422	0310	09/18/01	260000	1630	900	7	1975	4	13737	N	N	13004 SE 188TH PL
6	245995	0110	10/24/00	219000	1630	0	7	1996	3	7340	N	N	14212 SE 188TH WY
6	140220	0550	03/20/01	266500	1650	0	7	1967	4	21658	N	N	18130 146TH AV SE
6	098422	0380	06/11/01	250000	1650	920	7	1975	4	7630	N	N	18820 131ST AV SE
6	890610	0070	01/03/00	202500	1650	420	7	1958	5	12510	N	N	11208 SE 182ND ST
6	245995	0200	11/19/01	215000	1660	0	7	1996	3	7337	N	N	14027 SE 188TH WY
6	322305	9037	12/07/00	215000	1690	0	7	1997	3	7880	N	N	19139 114TH PL SE
6	098421	0160	4/6/00	188950	1790	0	7	1973	3	7665	N	N	18408 131ST AV SE
6	342305	9170	07/03/01	247000	1990	0	7	1976	3	43560	N	N	19021 148TH AV SE
6	245995	0220	08/18/00	239500	2030	0	7	1996	3	7344	N	N	14015 SE 188TH WY
6	245995	0130	06/02/00	234000	2030	0	7	1996	3	14376	N	N	14224 SE 188TH WY
6	619720	0460	4/28/00	187900	2090	0	7	1953	4	20950	N	N	11804 SE 184TH ST
6	098421	0340	07/26/00	235000	2320	0	7	1996	3	7658	N	N	18771 130TH AV SE
6	619960	0043	07/17/01	255000	2530	0	7	1968	3	15060	N	N	12031 SE 184TH ST
6	259180	0790	08/22/00	214000	1180	800	8	1981	3	11520	N	N	18517 134TH AV SE
6	073940	0390	01/17/01	216950	1220	530	8	2001	3	4812	N	N	17680 112TH AV SE
6	259180	0150	05/04/00	245000	1240	810	8	1983	3	9000	N	N	13505 SE 186TH PL
6	259180	0570	1/6/00	187000	1250	530	8	1981	3	8050	N	N	18605 132ND PL SE
6	508970	0310	10/10/01	225000	1270	200	8	1977	3	7700	N	N	10926 SE 183RD PL
6	508970	0490	09/10/01	219000	1280	810	8	1978	3	7150	N	N	10901 SE 183RD PL
6	746140	0320	04/11/00	202000	1280	530	8	1979	3	10230	N	N	11043 SE 187TH CT
6	259180	0780	01/29/01	229000	1340	1000	8	1981	3	8960	N	N	18513 134TH AV SE
6	259180	0760	08/28/01	225750	1340	1000	8	1981	3	7350	N	N	13315 SE 185TH PL

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	508970	0340	04/07/00	197100	1370	470	8	1978	4	8925	N	N	10902 SE 183RD PL
6	746140	0270	06/22/01	225500	1390	800	8	1979	3	8694	N	N	18635 111TH PL SE
6	259182	0330	9/8/00	216000	1440	420	8	1987	3	7425	N	N	18305 134TH AV SE
6	140210	0220	05/03/00	212000	1470	0	8	1965	3	30056	N	N	17832 146TH AV SE
6	261940	0090	12/06/01	229950	1500	0	8	1990	3	9552	N	N	18307 130TH AV SE
6	259182	0240	03/29/00	242600	1500	420	8	1986	3	8508	N	N	13446 SE 183RD ST
6	261940	0070	06/06/01	220000	1500	0	8	1990	3	10858	N	N	18300 130TH AV SE
6	261940	0110	8/23/00	204950	1500	0	8	1990	3	53843	N	N	18325 130TH AV SE
6	073940	0350	06/27/00	205950	1520	0	8	2000	3	5203	N	N	17656 112TH AV SE
6	232985	0090	10/18/00	210500	1540	0	8	1997	3	5647	N	N	11453 SE 185TH PL
6	619960	0023	03/13/00	240000	1570	520	8	1986	3	22500	N	N	12017 SE 184TH ST
6	564860	0070	03/02/00	207000	1580	0	8	1995	3	5580	N	N	17710 114TH PL SE
6	259180	0210	12/18/01	228000	1600	860	8	1982	3	7350	N	N	13416 SE 187TH PL
6	259183	0190	08/27/01	249950	1610	600	8	1988	3	7457	N	N	13429 SE 181ST PL
6	140210	0090	4/12/00	195200	1610	0	8	1966	3	21632	N	N	17827 145TH AV SE
6	259180	0410	4/5/00	211000	1610	700	8	1983	4	7725	N	N	13312 SE 184TH PL
6	640271	0180	06/22/00	214000	1640	0	8	1994	3	7408	N	N	17922 112TH AV SE
6	619900	0184	06/09/00	240000	1660	0	8	1989	3	22398	N	N	19125 121ST PL SE
6	232985	0160	10/22/01	230000	1700	0	8	1999	3	5802	N	N	18524 114TH AV SE
6	140210	0120	04/24/00	222000	1710	0	8	1966	4	19152	N	N	17840 145TH AV SE
6	073940	0010	4/11/00	219950	1800	0	8	2000	3	3731	N	N	17837 112TH AV SE
6	073940	0060	4/4/00	219950	1800	0	8	2000	3	3750	N	N	17825 112TH AV SE
6	073940	0190	5/26/00	219950	1800	0	8	2000	3	5537	N	N	17735 112TH AV SE
6	073940	0230	6/9/00	216950	1800	0	8	2000	3	4000	N	N	17723 112TH AV SE
6	073940	0340	06/26/00	219950	1810	0	8	2000	3	4975	N	N	17655 112TH AV SE
6	073940	0300	7/12/00	224950	1810	0	8	2000	3	3938	N	N	17685 112TH AV SE
6	073940	0310	6/29/00	224950	1810	0	8	2000	3	3750	N	N	17683 112TH AV SE
6	073940	0140	5/30/00	222950	1810	0	8	2000	3	4000	N	N	17805 112TH AV SE
6	073940	0280	6/21/00	222950	1810	0	8	2000	3	4000	N	N	17713 112TH AV SE

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	073940	0050	4/20/00	219950	1810	0	8	2000	3	5543	N	N	17827 112TH AV SE
6	073940	0080	4/7/00	219950	1810	0	8	2000	3	4000	N	N	17819 112TH AV SE
6	073940	0150	4/24/00	219950	1810	0	8	2000	3	4000	N	N	17745 112TH AV SE
6	073940	0170	6/9/00	219950	1810	0	8	2000	3	3750	N	N	17739 112TH AV SE
6	073940	0180	5/31/00	219950	1810	0	8	2000	3	5538	N	N	17737 112TH AV SE
6	073940	0200	6/26/00	219950	1810	0	8	2000	3	3750	N	N	17733 112TH AV SE
6	073940	0210	5/23/00	219950	1810	0	8	2000	3	4000	N	N	17731 112TH AV SE
6	073940	0220	6/27/00	219950	1810	0	8	2000	3	4000	N	N	17727 112TH AV SE
6	073940	0290	6/26/00	219950	1810	0	8	2000	3	4000	N	N	17709 112TH AV SE
6	073940	0320	5/17/00	219950	1810	0	8	2000	3	5532	N	N	17681 112TH AV SE
6	073940	0070	4/3/00	219950	1810	0	8	2000	3	4000	N	N	17823 112TH AV SE
6	073940	0090	4/7/00	216950	1810	0	8	2000	3	4000	N	N	17815 112TH AV SE
6	073940	0160	5/12/00	216950	1810	0	8	2000	3	4000	N	N	17741 112TH AV SE
6	259180	0340	08/15/01	232500	1820	0	8	1983	4	7420	N	N	18430 134TH AV SE
6	140210	0360	03/19/01	237000	1830	0	8	1965	4	21735	N	N	17800 147TH AV SE
6	140220	0230	09/12/00	298000	1880	1210	8	1968	4	23432	N	N	18161 145TH AV SE
6	140210	0130	12/11/00	205000	1880	0	8	1966	3	20538	N	N	17830 145TH AV SE
6	640271	0120	10/27/00	206855	1880	0	8	1994	3	7838	N	N	17724 112TH AV SE
6	259180	0200	4/11/01	218000	1890	0	8	1982	3	7210	N	N	13422 SE 187TH PL
6	156595	0840	10/16/01	250000	1900	0	8	1994	3	7285	N	N	18820 112TH PL SE
6	156595	0010	6/7/00	225000	1900	0	8	1994	3	7315	N	N	19134 113TH WY SE
6	640271	0160	03/02/01	255000	1910	0	8	1994	3	9890	N	N	17907 112TH AV SE
6	073940	0330	10/19/00	239950	1960	0	8	2000	3	4556	N	N	17661 112TH AV SE
6	156595	0200	06/26/00	245000	1960	0	8	1994	3	10153	N	N	19020 114TH CT SE
6	140210	0290	03/21/01	250000	1980	0	8	1965	4	18400	N	N	17843 147TH AV SE
6	259181	0010	07/14/00	240000	2010	0	8	1984	3	9159	N	N	18522 135TH PL SE
6	259181	0170	06/12/00	229950	2010	0	8	1985	3	7310	N	N	18432 135TH PL SE
6	156595	0660	07/13/01	264900	2070	0	8	1993	3	6081	N	N	11249 SE 190TH CT
6	156595	0890	04/18/00	255000	2080	0	8	1993	3	7383	N	N	11244 SE 189TH CT

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	259183	0300	7/25/00	220000	2080	0	8	1988	3	7672	N	N	13412 SE 181ST PL
6	619900	0100	05/09/00	306995	2090	0	8	1998	3	57617	Y	N	12139 SE 188TH ST
6	508970	0420	12/10/01	245500	2100	0	8	1980	3	9200	N	N	18335 108TH PL SE
6	156595	0230	5/18/00	230000	2100	0	8	1994	3	6825	N	N	19008 114TH CT SE
6	247292	0700	12/04/01	298500	2130	0	8	1987	3	7358	N	N	14115 SE 182ND ST
6	156595	0350	8/16/00	232350	2130	0	8	1995	3	8274	N	N	11248 SE 188TH PL
6	259182	0220	08/03/01	264950	2150	460	8	1988	3	6923	N	N	13439 SE 183RD ST
6	259185	0040	06/06/00	255000	2180	0	8	1988	3	10625	N	N	18905 133RD PL SE
6	140220	0500	05/23/00	247700	2190	0	8	1971	4	17177	N	N	14614 SE 183RD ST
6	073940	0040	4/26/00	254950	2240	0	8	2000	3	7246	N	N	17829 112TH AV SE
6	144286	0120	03/20/00	250000	2250	0	8	1986	3	12142	N	N	13539 SE 189TH PL
6	342305	9201	09/26/00	305000	2290	400	8	1998	3	67082	N	N	14033 SE 185TH PL
6	144286	0150	04/13/01	256000	2300	0	8	1988	3	8104	N	N	13536 SE 189TH PL
6	259182	0100	05/16/00	252000	2310	0	8	1987	3	8649	N	N	13434 SE 184TH ST
6	259183	0100	2/23/00	243000	2360	0	8	1987	3	7952	N	N	13432 SE 182ND ST
6	259182	0070	05/09/00	250000	2390	0	8	1986	3	8102	N	N	13448 SE 184TH ST
6	073940	0380	09/01/00	259950	2400	0	8	2000	3	4877	N	N	17674 112TH AV SE
6	073940	0360	8/1/00	260000	2400	0	8	2000	3	5407	N	N	17662 112TH AV SE
6	073940	0030	9/22/00	256950	2400	0	8	2000	3	5063	N	N	17831 112TH AV SE
6	073940	0370	7/27/00	259950	2400	0	8	2000	3	5605	N	N	17668 112TH AV SE
6	247380	0090	11/15/00	277000	2420	0	8	1995	3	6405	N	N	18428 143RD CT SE
6	327485	0040	09/28/01	294900	2510	0	8	1991	3	9107	N	N	12225 SE 178TH ST
6	342305	9205	04/18/01	325000	2530	0	8	1997	3	10641	N	N	19121 146TH AV SE
6	156595	0440	07/19/01	292000	2570	0	8	1994	3	7036	N	N	18807 112TH PL SE
6	259185	0120	12/12/01	275000	2570	0	8	1988	3	10404	N	N	18926 133RD PL SE
6	332305	9040	09/21/00	259950	2570	0	8	1967	3	60112	N	N	18441 124TH AV SE
6	259181	0240	03/16/00	269000	2600	0	8	1985	3	7231	N	N	18423 135TH PL SE
6	327485	0080	05/23/01	286950	2630	0	8	1990	3	7458	N	N	12304 SE 179TH PL
6	156595	0270	1/6/00	252500	2660	0	8	1993	3	9665	N	N	18924 114TH CT SE

**Sales Available for Annual Update Analysis**  
**Area 59**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	140220	0040	11/29/01	300000	2720	0	8	1968	4	19210	N	N	18116 147TH AV SE
6	247292	0760	08/31/01	298900	2750	0	8	1987	3	8846	N	N	14144 SE 182ND ST
6	259182	0400	07/16/01	276225	2810	0	8	1986	3	10572	N	N	13307 SE 184TH ST
6	156595	0130	07/26/00	300000	2820	0	8	1993	3	9305	N	N	19013 114TH CT SE
6	156595	0120	05/14/01	305000	3000	0	8	1993	3	7614	N	N	18937 114TH CT SE
6	156595	0280	09/21/01	313000	3150	0	8	1993	3	8565	N	N	18918 114TH CT SE
6	247292	0800	08/01/01	294000	2080	0	9	1987	3	7877	N	N	14118 SE 182ND ST
6	247293	0030	12/12/00	305500	2440	0	9	1990	3	11139	N	N	14712 SE 184TH PL
6	147312	0310	01/03/01	327000	2530	0	9	1992	3	11997	N	N	13715 SE 188TH ST
6	259184	0080	01/12/01	289900	2540	0	9	1988	3	8642	N	N	18209 133RD AV SE
6	247292	0150	08/27/01	304000	2580	0	9	1988	3	7273	N	N	18315 142ND AV SE
6	247293	0340	06/15/01	320000	2600	0	9	1990	3	9699	N	N	14703 SE 184TH PL
6	147312	0340	07/19/00	350000	2800	0	9	1992	3	9934	N	N	13811 SE 188TH ST
6	342305	9191	04/24/00	345000	2850	0	9	1989	3	40001	N	N	14703 SE 190TH ST
6	247292	0740	10/30/00	309900	2880	0	9	1987	3	7386	N	N	14139 SE 182ND ST
6	342305	9188	05/31/00	352500	2900	0	9	1985	3	43705	N	N	19003 146TH AV SE
6	147312	0030	07/30/01	339500	2920	0	9	1992	3	9394	N	N	18609 139TH WY SE
6	147312	0230	10/04/01	350000	2940	0	9	1991	3	7590	N	N	18719 136TH PL SE
6	147312	0230	05/18/00	312500	2940	0	9	1991	3	7590	N	N	18719 136TH PL SE
6	147312	0730	10/05/00	315000	2990	0	9	1991	3	8913	N	N	18626 136TH PL SE
6	247292	0720	02/10/00	307000	3060	0	9	1987	3	7663	N	N	14127 SE 182ND ST
6	140220	0050	08/10/00	290000	3060	0	9	1973	4	20298	N	N	18126 147TH AV SE
6	247292	0200	3/9/00	270000	3260	0	9	1987	3	10881	N	N	14330 SE 183RD ST
6	247292	0840	06/13/00	317000	3270	0	9	1987	3	7704	N	N	18112 141ST AV SE
6	332305	9029	08/11/00	435000	3580	0	10	1991	3	130680	N	N	12515 SE 182ND ST

**Vacant Sales Available to Develop the Valuation Model**  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	526700	0200	1/30/01	45000	9676	N	N
2	880240	0020	3/14/00	81500	70676	N	N
2	880240	0026	10/25/00	85000	30000	N	N
6	342305	9025	6/2/00	213750	103672	N	N
6	619900	0060	4/30/01	45000	32557	N	N